



Newport | Sussex Wharf | Shoreham by Sea | BN43 5BJ  
Offers Over £180,000







We are delighted to offer for sale this spacious double bedroom ground floor apartment benefitting from views over River Adur, situated in this popular Shoreham Beach location.





# Key Features

- Double Bedroom
- River Views
- Open Plan Lounge/Kitchen
- Spacious Bathroom
- No Onward Chain
- Popular Shoreham Beach Location
- Pvcu Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Inspection Is Advised



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE

COMMUNAL HALLWAY Private front door through to:-

ENTRANCE HALL Comprising laminate flooring, large storage cupboard housing fuse board, further cupboard housing boiler, radiator, spotlights.

DOUBLE BEDROOM North aspect with views over River Adur. Comprising laminate flooring, pvcu double glazed window, radiator, built in wardrobe cupboard with sliding doors.

OPEN PLAN LOUNGE AREA North aspect with view over River Adur. Comprising laminate flooring, pvcu double glazed window, two radiators.

OPEN PLAN KITCHEN AREA East aspect. Comprising laminate flooring, pvcu double glazed window, laminate work surfaces with matching range of cupboards and drawers below, matching eye level cupboards, one and a half bowl stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with oven below and extractor fan over, part tiled splashbacks.

BATHROOM Comprising laminate flooring, panel enclosed bath, hand wash basin and low level flush wc set in vanity unit with storage, shaver point, radiator, extractor fan, spotlights.

NB. All services/appliances have not been tested

## EXTERNAL

ALLOCATED PARKING SPACE No. 115

## TENURE

Leasehold

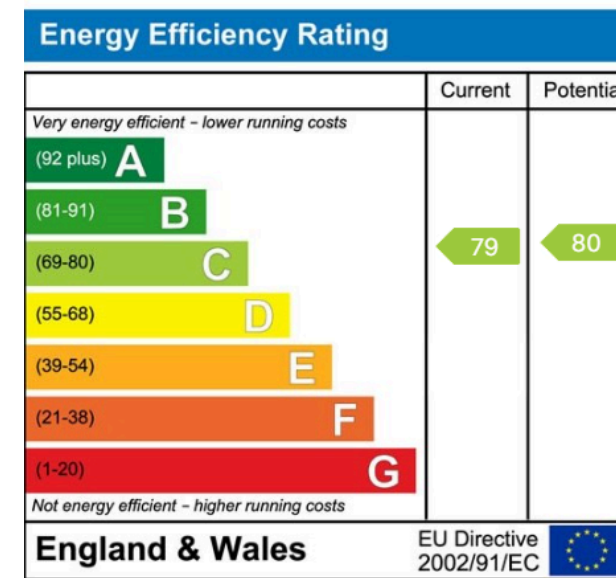
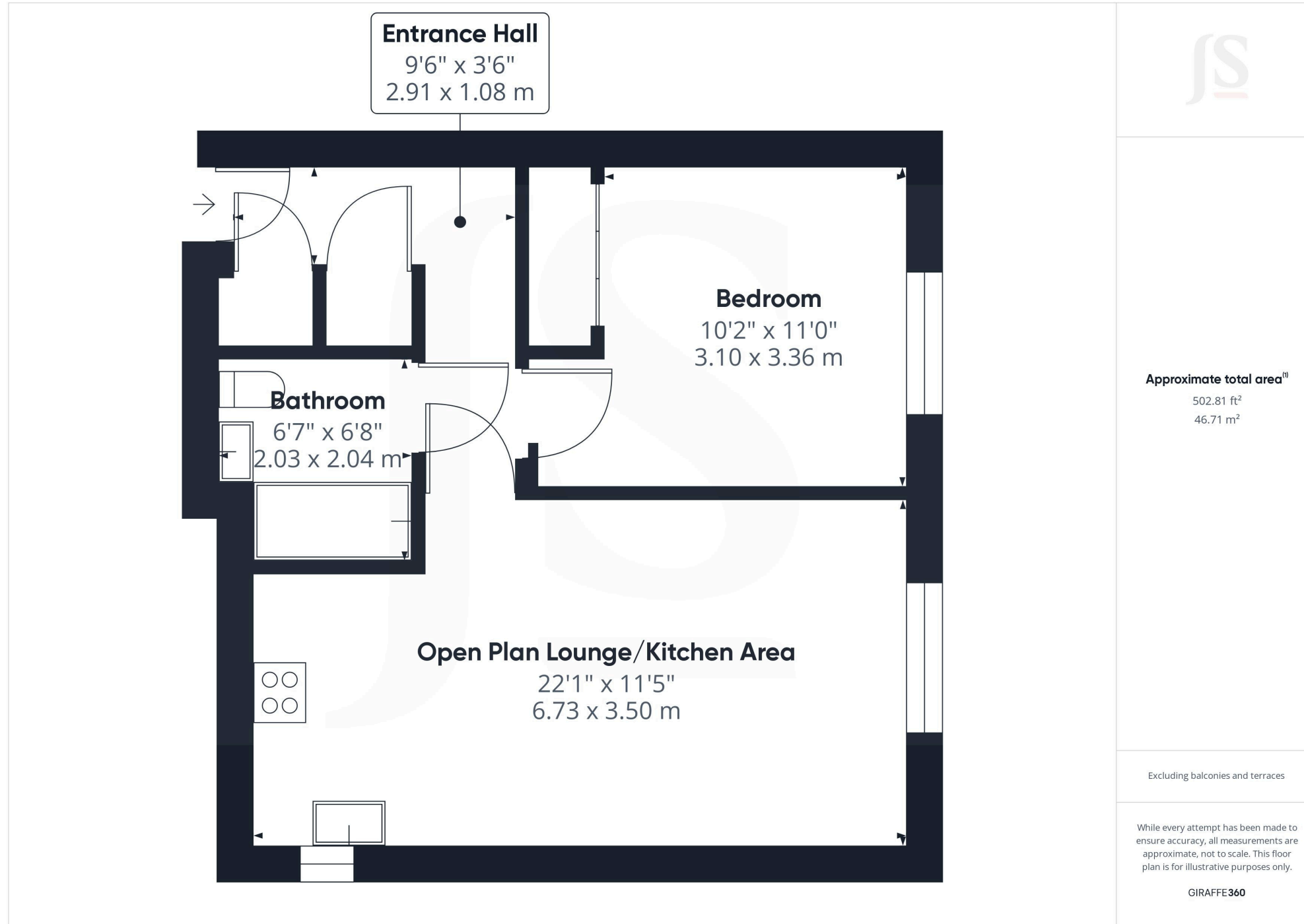
LEASE: 125 year from 1 June 2005 approximately 107 years remaining

MAINTENANCE: £812.56 per annum

GROUND RENT : £150 per annum (increasing 1 June 2030 to £300)

## LOCATION

Conveniently situated adjacent to the River Adur and within approximately 500 yards of the foreshore. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities, restaurants and bars can be found in Shoreham town centre. The library, health centre and mainline railway station are also close by, and Brighton and Worthing are both easily accessible and are approximately 5 miles to the East and West respectively



## Property Details:

Floor area (as quoted by EPC: 506 sqft)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.