



4 Bonaventure , Sussex Wharf | Shoreham by Sea | BN43 5BH

Offers Over £280,000





We are delighted to offer for sale this well presented two bedroom raised ground floor flat with impressive views over the River Adur and beyond



Key Features

- Allocated Parking & Bike Store
- Seafront Is Within A Short Walk
- Ensuite Master Bedroom
- Balcony With Views Over The River Adur And Beyond
- Open Plan Lounge
- Open Plan Kitchen/Breakfast Room
- Vendor Suited
- Small Chain



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Leading to private door to:-

SPACIOUS ENTRANCE HALL Comprising Karndean flooring, wall mounted entryphone system, wall mounted heating control panel, shelving, radiator, two storage cupboards, one housing slatted shelving, one housing fusebox and alarm system, airing cupboard housing Megaflow heating system with shelving.

ENSUITE MASTER BEDROOM South aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, radiator - door to:-

ENSUITE SHOWER ROOM Comprising shower cubicle having an integrated shower being fully tiled and having sunken spotlight, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, part tiled walls, extractor fan, sunken spotlights, tiled flooring.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with fitted shutter blind, radiator.

OPEN PLAN LOUNGE North aspect benefitting from direct views of the River Adur and distant downland views. Comprising Karndean flooring, radiator, pvcu double glazed slide door onto:

BALCONY Benefiting from direct views over the River Adur and distant downland views

OPEN PLAN KITCHEN/BREAKFAST ROOM North aspect benefitting from direct views of the River Adur and distant downland views. Comprising roll edge laminate work surfaces with cupboard below and matching eye level cupboards, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, inset four ring gas hob with oven below having extractor fan over, part tiled splashbacks, matching integrated dishwasher, washing machine and fridge/freezer, sunken spotlights, radiator, pvcu double glazed window,

BATHROOM Comprising panel enclosed bath having a shower attachment over, hand wash basin with vanity unit below, low flush wc, radiator, Karndean flooring, sunken spotlights, shaver point, part tiled walls, extractor fan.

EXTERNAL

ALLOCATED PARKING SPACE

TENURE

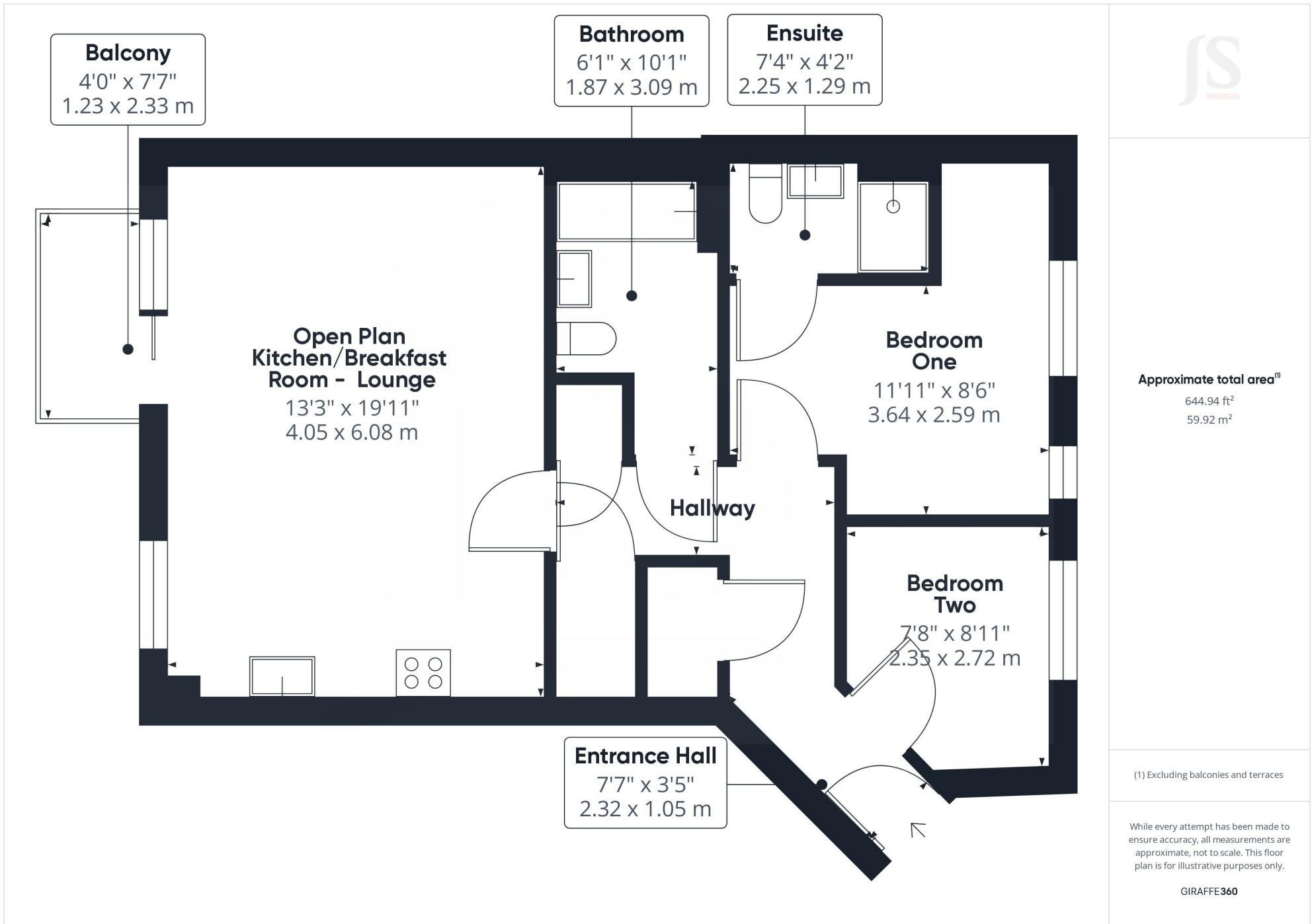
Leasehold
LEASE: 125 years from 1st June 2005. Expires 31 May 2130
MAINTENANCE: Approximately £1862 per annum
GROUND RENT: £150 per annum

LOCATION

Conveniently situated adjacent to the River Adur and within approximately half a mile 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.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area⁽¹⁾
 644.94 ft²
 59.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 689 sqft)

Tenure: Leasehold

Council tax band: C

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.