

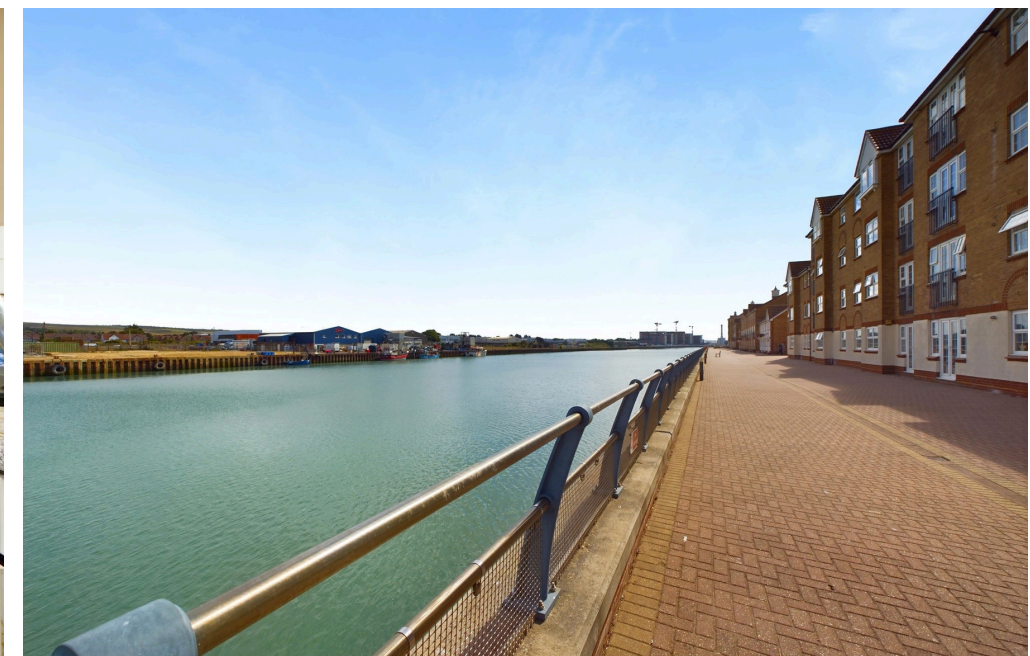


Waters Edge, Anchor Close | Shoreham by Sea | BN43 5BZ
Offers Over £250,000





We are delighted to offer for sale this spacious two bedroom top floor apartment situated in this popular gated development on Shoreham Beach



Property details: Waters Edge, Anchor Close | Shoreham by Sea | BN43 5BZ

Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Spacious Lounge With Direct River Adur Views
- Main Bedroom With Ensuite
- Allocated Parking Space
- Long Lease
- Gated Development
- No Onward Chain



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR LANDING Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, single light fitting, wall mounted electric fuse box, two storage cupboards one with shelving the other housing hot water cylinder and slatted shelving, wall mounted telephone entry system, loft hatch access, wall mounted heating control panel.

LOUNGE North aspect. Comprising pvcu double glazed windows and doors to juliet balcony benefitting from direct views over River Adur and onwards towards the South Downs. Two radiators, carpeted flooring, feature electric coal effect fireplace, fitted storage cupboard, two light fittings, door to :-

KITCHEN Comprising laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, inset single drainer sink unit with mixer tap, part tiled walls, space and provision for fridge/freezer, space and provision for washing machine, radiator, laminate flooring, single light fitting, extractor fan.

BEDROOM TWO North aspect. Comprising pvcu double glazed window benefitting from direct views over River Adur and onwards towards the South Downs, radiator, carpeted flooring, single light fitting.

BATHROOM Comprising fully tiled walls, panel enclosed bath with integrated shower attachment over, low flush wc, pedestal hand wash basin, radiator, towel rail, single light fitting, carpeted flooring, extractor fan.

MAIN BEDROOM North aspect. Comprising pvcu double glazed window benefitting from direct views over River Adur and onwards towards the South Downs, radiator, carpeted flooring, single light fitting, fitted wardrobe with hanging rail and shelving, door through to:-

ENSUITE Comprising low flush wc, pedestal hand wash basin, step in shower cubicle with integrated shower attachment over, fully tiled walls, extractor fan, single light fitting, radiator, towel rail.

EXTERNAL

ALLOCATED PARKING SPACE

COMMUNAL FACILITIES Include attractive well maintained gated communal areas with range of plants, trees and shrubs surrounding the area,

TENURE

Lease: 999 years from 2001 - 976 years remaining

Maintenance: £960.00 per annum

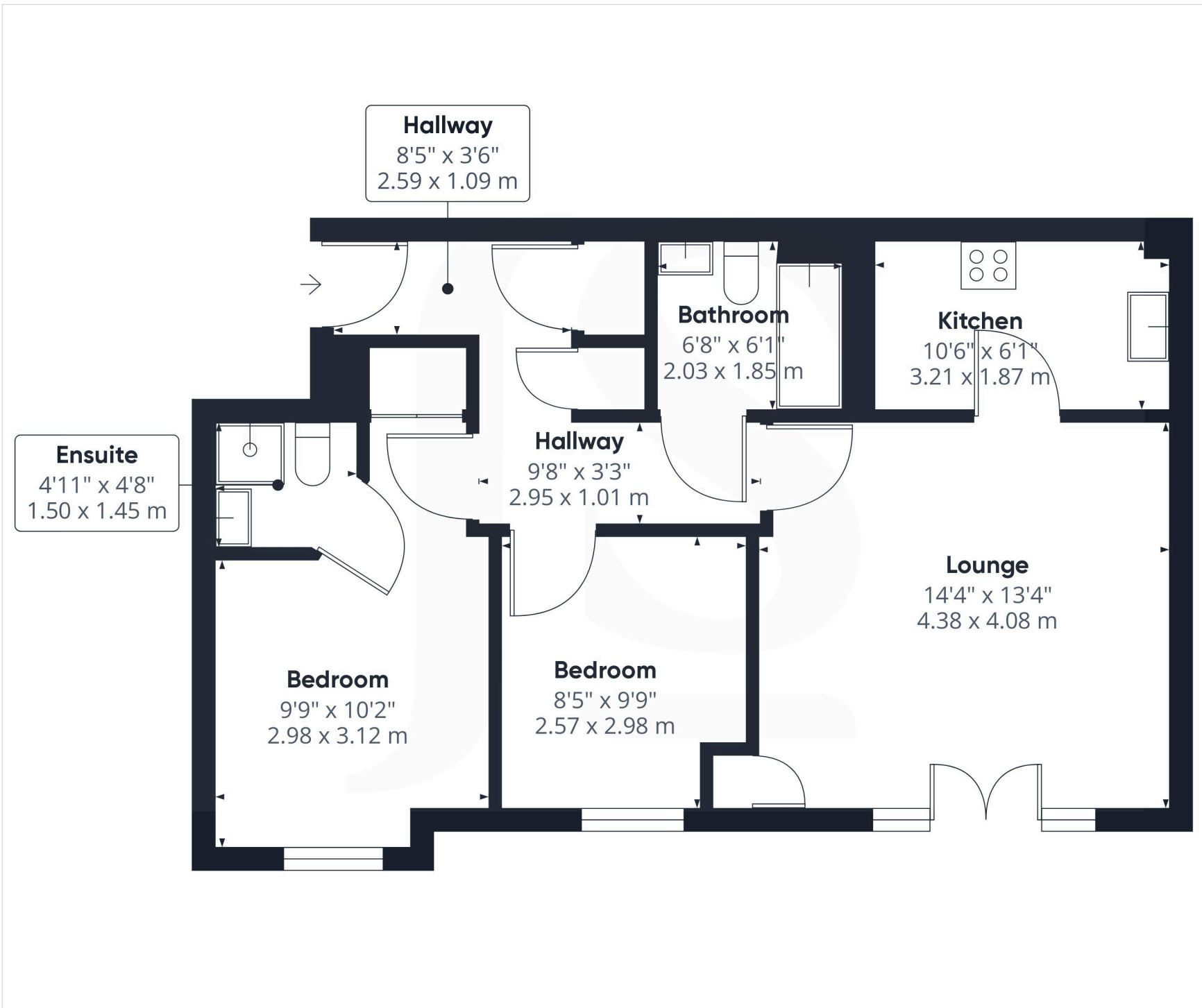
Ground Rent: £150.00 per annum

LOCATION

Conveniently situated in the popular Shoreham Beach area, close to River Adur and the foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.



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



Approximate total area¹⁾
620.72 ft²
57.67 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		
(69-80) C	78	79
(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: 667 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.

