



Flat 3, Waters Edge Anchor Close, Shoreham-By-Sea, BN43 5BZ  
Guide Price £290,000



We are delighted to offer for sale this well presented two double bedroom second floor apartment in this popular location on Shoreham Beach, the property benefits from distant downland and direct river views, a Juliette balcony and allocated parking.

In brief the property consists of a spacious open plan lounge / dining room with Juliette balcony having distant downland and direct river views, two double bedrooms, the master bedroom having an en-suite shower room, there is also a separate family bathroom and a fitted kitchen area.

The property also benefits from having no onward chain.

- Private Gated Development
- Allocated Parking
- Long Lease & Low Maintenance Charges
- No Onward Chain
- Second Floor Apartment
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Juliette Balcony With Distant Downland & Direct River Views
- Fitted Kitchen & Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout





### Communal Entrance

Security telephone entry, private gated development, stairs to second floor.

### Entrance Hallway

4.83m x 1.42m (15'10 x 4'8)

Private front door, carpeted floor, security telephone entry system, wall mounted heating control panel, fitted storage cupboard with slatted shelving, skimmed ceiling.

### Lounge / Dining Room

6.88m x 3.15m (22'7 x 10'4)

Carpeted floor, two radiators, PVCU double glazed window, PVCU double glazed double doors opening onto Juliette balcony with distant downland and direct river views, feature fireplace with attractive surround, skimmed ceiling.

### Master Bedroom

4.09m x 3.10m (13'5 x 10'2)

Carpeted floor, single radiator, television point, various

power points, PVCU double glazed window, skimmed ceiling.

### En-Suite Shower Room

1.52m x 1.47m (5 x 4'10)

Vinyl floor, low flush WC, pedestal hand wash basin with mixer tap, fitted shower cubicle having an integrated power shower, fully tiled walls, heated towel rail, skimmed ceiling, extractor fan.

### Bedroom Two

3.48m x 3.05m (11'5 x 10)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling.

### Kitchen

2.74m x 2.26m (9 x 7'5)

Vinyl floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, integrated oven with four ring gas burning hob above and extractor fan over, space and provision for washing machine, space for fridge freezer, matching integrated

dishwasher, inset single drainer sink unit with mixer tap, PVCU double glazed window, skimmed ceiling.

### Bathroom

2.03m x 1.98m (6'8 x 6'6)

Vinyl floor, panel enclosed bath with power shower over, pedestal hand wash basin with mixer tap, low flush WC, towel rail, PVCU double glazed obscured glass window, skimmed ceiling.

### Externally

Communal grounds to both front and rear of the block and walks along the river.

### Lease Information

Lease: 974 years remaining

Maintenance: £75 per month.

Ground Rent: £150 per annum.

### Allocated Parking Space

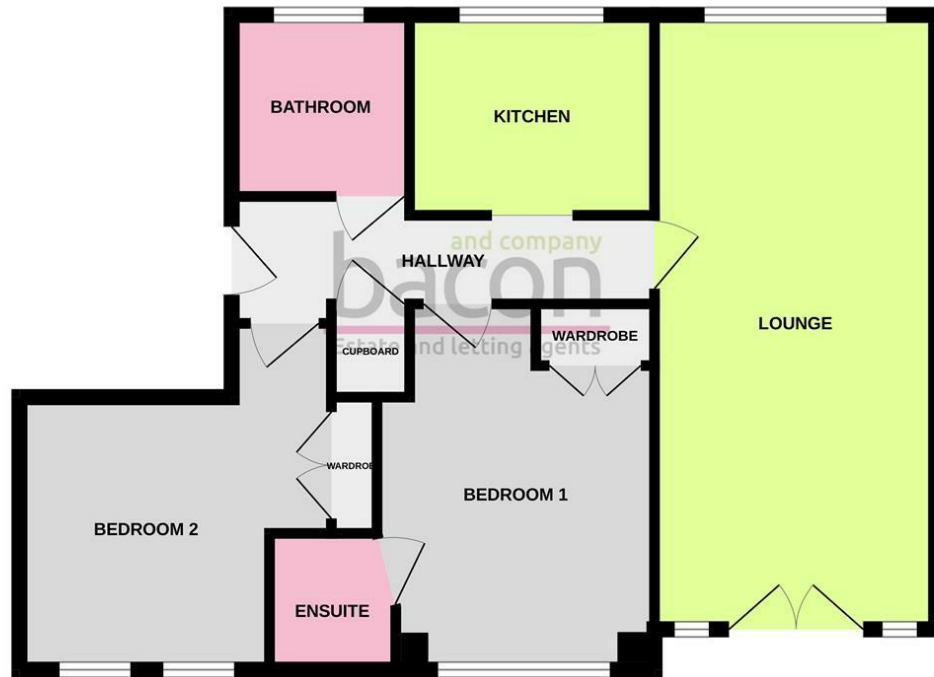
Number 3

### Council Tax

Band C



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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