



3, Linemans Broad Reach Mews | | Shoreham-By-Sea | BN43

CP11

WB
WARWICK BAKER
ESTATE AGENT

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3, Linemans Broad Reach Mews | | Shoreham-By-Sea | BN43 5EH

£525,000

*** £525,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT APARTMENT. LOCATED IN THE HEART OF THE TOWN CENTRE, VERY WELL PRESENTED THROUGHOUT. BUILT CIRCA. 2004 THE FLAT BENEFITS FROM, ENTRY PHONE SYSTEM, 'L' SHAPED ENTRANCE HALL, TWO DOUBLE BEDROOMS, 18' OPEN PLAN LOUNGE/KITCHEN/DINER, 18' WEST FACING PRIVATE DECKED AREA, MODERN PART TILED BATHROOM, MODERN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED.

- ENTRY PHONE SYSTEM
- 'L' SHAPED ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 18' WEST FACING LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- ALLOCATED PARKING SPACE
- 18' PRIVATE DECKED AREA

Front door leading to:

ENTRANCE HALL **16'11" x 16'0" (5.17 x 4.89)**

Being 'L' shaped, security door entry phone system, single panel radiator, LED down lighting, door giving access to storage cupboard housing gas meter and electric trip switches, hanging and shelving space, double doors giving access to utility cupboard with space and plumbing for washing machine, shelving over, 'BAXI' wall mounted gas fired combination boiler.

Door off entrance hall to:

LOUNGE OPEN PLAN KITCHEN

LOUNGE

18'0" x 16'4" (5.50 x 5.00)

Double glazed windows to the front having a westerly aspect with direct views of The River Adur, three double panelled radiators.

KITCHEN

11'1" x 7'10" (3.39 x 2.41)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboards under, built in integrated 'BOSCH' dishwasher to the side, stainless steel backsplash, complimented by matching wall units over

with under counter lighting, display wine rack to the side, adjacent matching wood effect worktop with inset stainless steel 'BOSCH' four ring hob, 'BOSCH' electric oven under, drawers and cupboards to the side, stainless steel back splash, 'BOSCH' stainless steel canopied extractor hood, space for tall fridge/freezer to the side, vinyl flooring, LED downlighting.

Twin double glazed french doors off lounge to:

DECKED AREA **18'0" x 9'10" (5.50 x 3.02)**

Having a westerly aspect with direct views of The River Adur, laid to wood decking enclosed by shingle.

Door off entrance hall to:

BEDROOM 1 **11'4" x 10'11" (3.46 x 3.35)**

Double glazed windows to the rear, single panel radiator, built in triple sliding mirrored doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising floating sink unit with

contemporary style mixer tap, floating low level wc, display shelf over, tiled splash back, mirrored medicine cabinet, heated hand towel rail, tiled flooring, LED down lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower door.

Door off entrance hall to:

BEDROOM 2 **11'1" x 9'9" (3.40 x 2.98)**

Double glazed windows to the rear, single panel radiator.

Door off entrance hall to;

BATHROOM

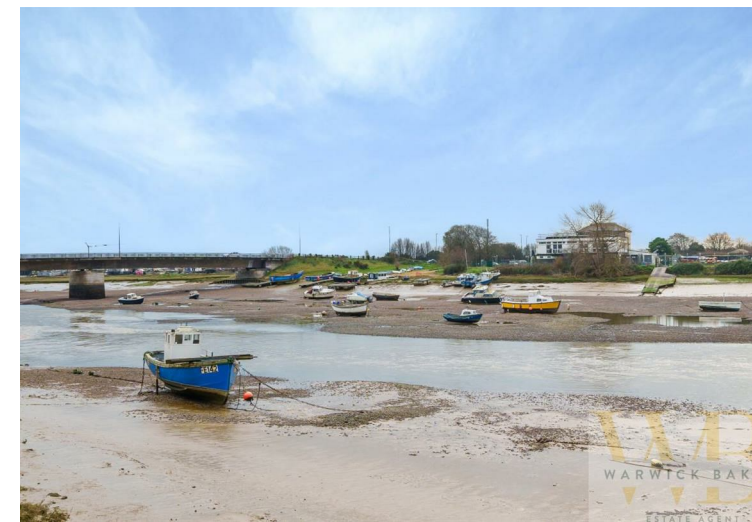
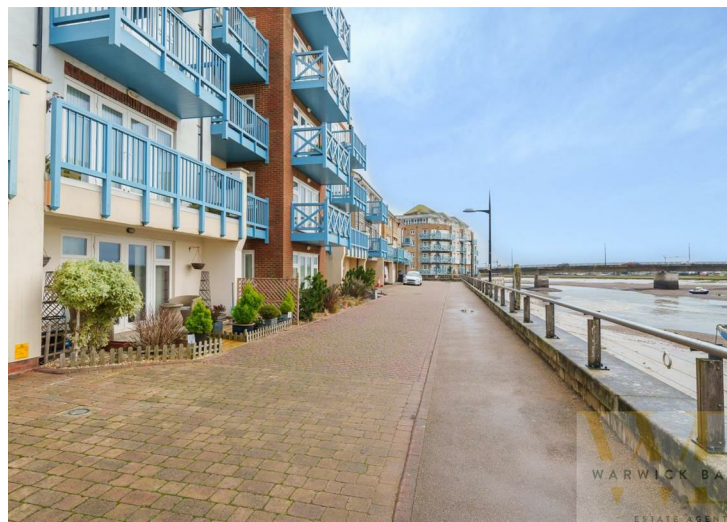
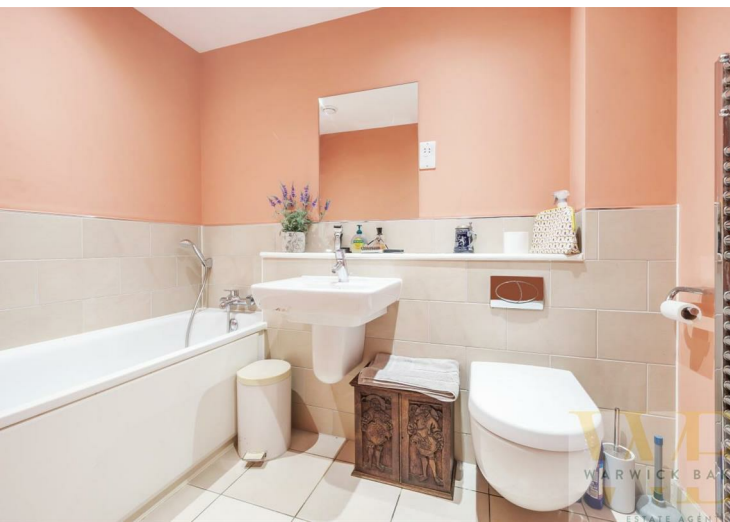
Being part tiled, comprising panel bath with contemporary style mixer tap with separate shower attachment, floating sink unit with contemporary style mixer tap, low level wc, heated hand towel rail, display shelf, tiled flooring, LED down lighting.

OUTGOINGS

MAINTENANCE:- £5,000 PER ANNUM

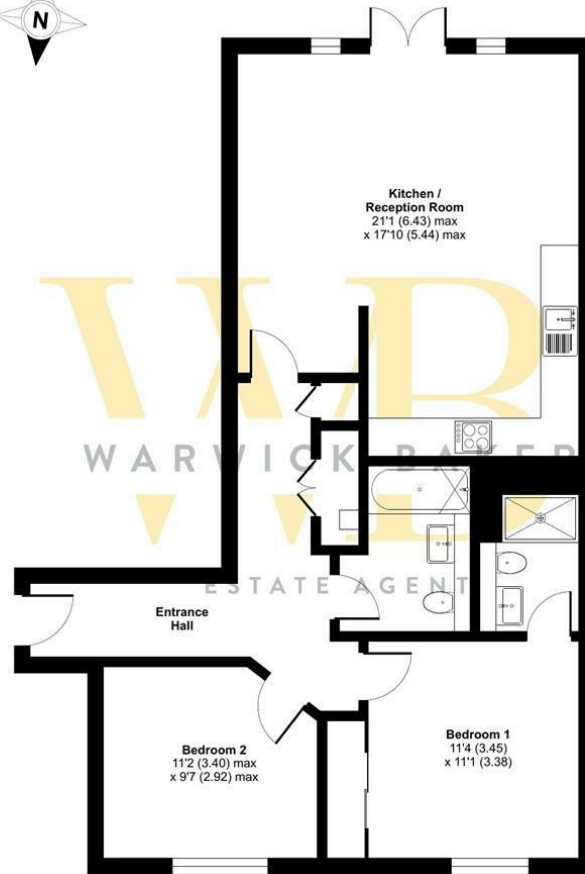
GROUND RENT:- £250 PER ANNUM

LEASE:- 999 YEARS FROM 2004



Broad Reach Mews, BN43

Approximate Area = 864 sq ft / 80.2 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1070853



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	