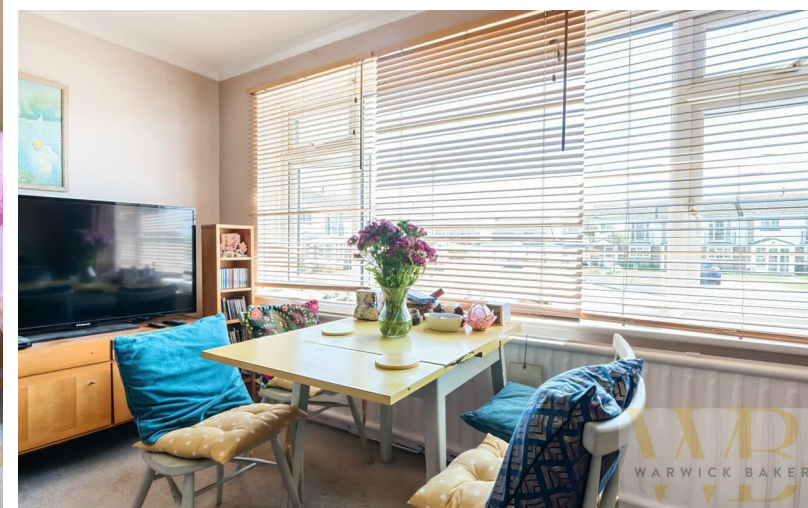




2, Quay Court 201, Harbour Way | | Shoreham-By-Sea | BN43
E17



ESTATE AGENT



2, Quay Court 201, Harbour Way | | Shoreham-By-Sea | BN43 5HZ

£279,950

*** £279,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SPLIT-LEVEL FLAT. OCCUPYING PART OF THE GROUND FLOOR OF A PURPOSE BUILT BLOCK. LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, 18' DUAL ASPECT LOUNGE, KITCHEN, BATHROOM, RESIDENTS OFF ROAD PARKING, GARAGE IN COMPOUND AND RESIDENTS GARDEN AREA. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE
- KITCHEN
- BATHROOM
- GARAGE
- RESIDENTS COMMUNAL GARDEN
- RESIDENTS OFF ROAD PARKING

Front door leading to:

ENTRANCE HALL

9'4" in length (2.87 in length)

Single panel radiator, spot lighting, recessed storage area with shelving.

Part frosted glazed door off entrance hall to:

LOUNGE

18'3" x 13'7" (5.58 x 4.15)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed window to the side having an easterly aspect with views of the River Adur, two single panel radiators.

Part frosted glazed door off entrance hall to

KITCHEN

12'0" x 6'11" (3.67 x 2.13)

Comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into wood effect worktop, cupboards under, adjacent matching wood effect worktop with inset four ring gas hob, electric oven under drawer and cupboards to the side, space for fridge and freezer to the side, tiled splash back, complimented by matching wall units over, steel and glass canopied extractor hood, display shelf to the side, built in larder style storage cupboard to the

side, further adjacent matching wood effect worktop, drawers and cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching range of wall units over, wall mounted ' IDEAL ESPRIT ' gas fired combination boiler, wood effect flooring, double glazed window to the front having a favoured southerly aspect, spotlighting.

Stairs with handrail up from entrance hall to:

LANDING

Door off landing to:

BEDROOM 1

14'2" x 12'0" (4.32 x 3.68)

Double glazed windows to the side having an easterly aspect with views of The River Adur, double panelled radiator, laminate wood flooring, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over, single doored built in storage cupboard with shelving.

Door off landing to:

BEDROOM 2

12'10" x 8'11" (3.92 x 2.74)

Double glazed windows to the rear with direct views of The River Adur and The South Downs, single panel

radiator.

Door off landing to:

BATHROOM

Being part tiled, comprising bath with mixer tap, independent wall mounted shower unit with separate shower attachment, shower rail, pedestal wash hand basin with mixer tap. low level wc, heated hand towel rail, frosted double glazed windows, tiled flooring, extractor fan.

GARAGE

16'4" x 11'8" (4.99 x 3.57)

No: 2, with up and over door.

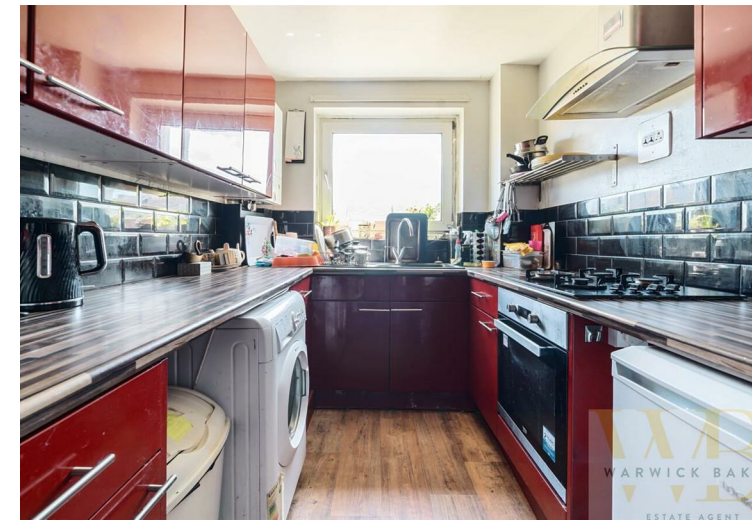
RESIDENTS COMMUNAL GARDEN AND PARKING

OUTGOINGS

MAINTENANCE:- £150 PER MONTH (INCLUDES BUILDING INSURANCE)

GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 27/05/2015



Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 788 sq ft / 73.2 sq m
For identification only - Not to scale



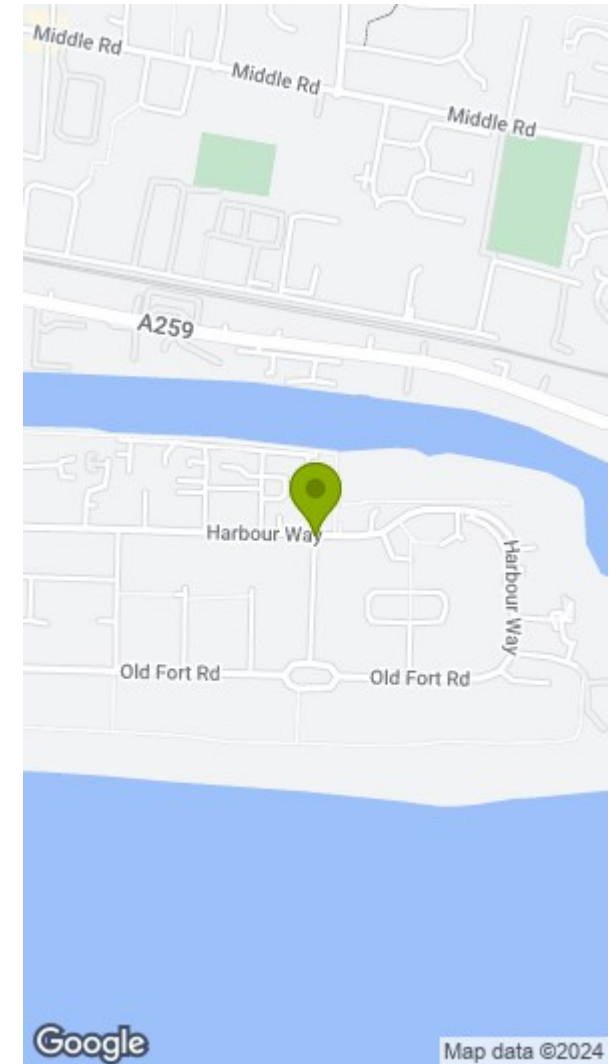
RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1145812

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