

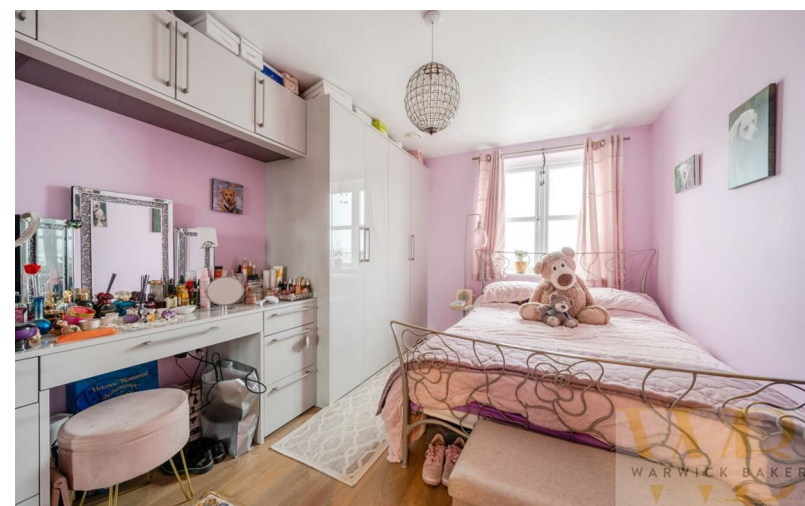


Flat 30, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea

LDN12 5DD

**WB**  
WARWICK BAKER  
ESTATE AGENT





## Flat 30, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43 5PD

£229,950

\*\*\* £229,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE THIRD FLOOR PURPOSE BUILT FLAT LOCATED OPPOSITE THE THE RIVER ADUR.

THE FLAT BENEFITS FROM USE OF A PASSENGER LIFT, AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 15' LOUNGE WITH DIRECT RIVER VIEWS, DOUBLE BEDROOM WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN BATHROOM AND ALLOCATED PARKING SPACE. NB ( THE LEASEHOLDERS ATTAINED THE RIGHT TO MANAGE ON THIS BLOCK RECENTLY )

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. VENDOR SUITED.

- PASSENGER LIFT
- ENTRY PHONE SYSTEM
- LOUNGE/DINER WITH RIVER AND DOWNLAND VIEWS
- MODERN KITCHEN
- DOUBLE BEDROOM WITH RIVER AND DOWNLAND VIEWS
- MODERN BATHROOM
- FRONT BALCONY WITH RIVER AND DOWNLAND VIEWS
- ALLOCATED PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS
- VENDOR SUITED



Front door leading to:

## ENTRANCE HALL

**11'8" in length (3.58 in length)**

Security door entry phone system, single panel radiator with cover, laminate wood flooring, LED down lighting, door giving access to storage cupboard, door giving access to airing cupboard housing pressurised hot water cylinder.

Door off entrance hall to:

## LOUNGE

**15'5" x 10'11" (4.70 x 3.33)**

Double glazed window to the front having direct views of The River Adur and The South Downs, single panel radiator with cover, laminate wood flooring.

Sliding double glazed patio door off lounge to:

## BALCONY

**7'4" x 3'11" (2.25 x 1.21)**

Laid to wood decking, enclosed by steel balustrade with wood hand rail, having direct views of The River Adur and The South Downs.

Opening off lounge to:

## KITCHEN

**12'0" x 10'8" (3.68 x 3.27)**

Comprising 1 1/4 bowl stainless steel sink unit inset into granite effect work top, storage cupboards under, built in integrated ' HOTPOINT ' washing machine to the side, built in integrated ' INDESIT ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, storage cupboard to the side housing ' POTTERTON ' gas fired boiler, matching adjacent work top with inset ' BOSCH ' stainless steel gas four ring hob, ' BOSCH ' electric oven under, drawers and storage cupboard to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' extractor hood, built in integrated ' BOSCH ' fridge/freezer to the side, further adjacent matching work top to the side, storage cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, laminate wood flooring, LED downlighting, clean air extractor system.

Door off entrance hall to:

## BEDROOM

**12'6" x 9'3" (3.82 x 2.84)**

Double glazed windows to the front having direct views of The River Adur and The South Downs, built in double

sliding doored wardrobe with hanging and shelving space, built in dressing table with range of drawers under, two built in high level double doored storage cupboards over, two built in double doored wardrobes with hanging and shelving space to the side, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

## BATHROOM

Being part tiled, comprising panel bath with contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, storage cupboards under, low level wc to the side, heated hand towel rail, vinyl flooring, LED downlighting, clean air extractor system.

## ALLOCATED PARKING SPACE

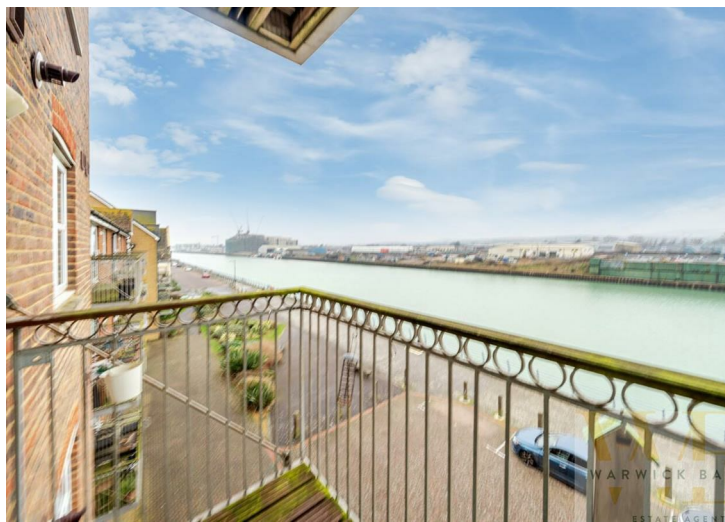
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## OUTGOINGS

MAINTENANCE:- £1200 PER ANNUM

GROUND RENT:- £150 PER ANNUM

LEASE:- 112 YEARS REMAINING



SUSSEX WHARF, Shoreham-by-Sea, BN43

Approximate Area = 517 sq ft / 48 sq m  
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 913588

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