



3, Newport Sussex Wharf | | Shoreham-By-Sea | BN43 5BJ

WB
WARWICK BAKER
ESTATE AGENT



3, Newport Sussex Wharf | | Shoreham-By-Sea | BN43 5BJ

£249,999

*** £249,999 ***

WARWICK BAKER ESTATE AGENTS ARE ABSOLUTELY THRILLED TO PRESENT THIS RARELY AVAILABLE RAISED GROUND FLOOR PURPOSE-BUILT FLAT. THIS CHARMING RESIDENCE OFFERS A HARMONIOUS BLEND OF COMFORT AND ELEGANCE, ENHANCED BY ITS ENTRY PHONE SYSTEM THAT ENSURES YOUR PEACE OF MIND.

AS YOU STEP INTO THE INVITING ENTRANCE HALL, YOU'LL BE CAPTIVATED BY THE EXPANSIVE 19' LOUGE WHERE YOU CAN INDULGE IN DIRECT RIVER VIEWS THAT WILL TAKE YOUR BREATH AWAY.

- IMMACULATELY PRESENTED
- 19'1 LIVING DINING ROOM WITH RIVER VIEWS
- VENDOR SUIUTED WITH NO CHAIN
- RAISED GROUND FLOOR APARTMENT
- MODERN FITTED KITCHEN
- CALL NOW TO VIEW - 01273 461144
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- MASTER WITH EN-SUITE
- ALLOCATED PARKING SPACE

THIS DELIGHTFUL FLAT BOASTS TWO GENEROUS DOUBLE BEDROOMS, BOTH FEATURING STUNNING RIVER VISTAS, ENSURING YOU WAKE UP TO A PICTURESQUE SCENE EVERY DAY. THE MODERN KITCHEN IS A CULINARY HAVEN WHERE FUNCTIONALITY MEETS STYLE, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING FAMILY MEALS. STEP OUTSIDE ONTO THE BALCONY, WHERE YOU CAN DRINK IN THE BEAUTY OF THE RIVER AND THE TRANQUIL SURROUNDINGS. FURTHERMORE, THE PROPERTY IS COMPLETE WITH A MODERN EN-SUITE SHOWER ROOM AND A SLEEK MODERN BATHROOM, DESIGNED TO PROVIDE COMFORT AND LUXURY AT EVERY TURN. THIS FLAT IS MORE THAN JUST A RESIDENCE; IT'S A SANCTUARY WAITING TO BE CHERISHED.

INTERNAL VIEWING IS HIGHLY

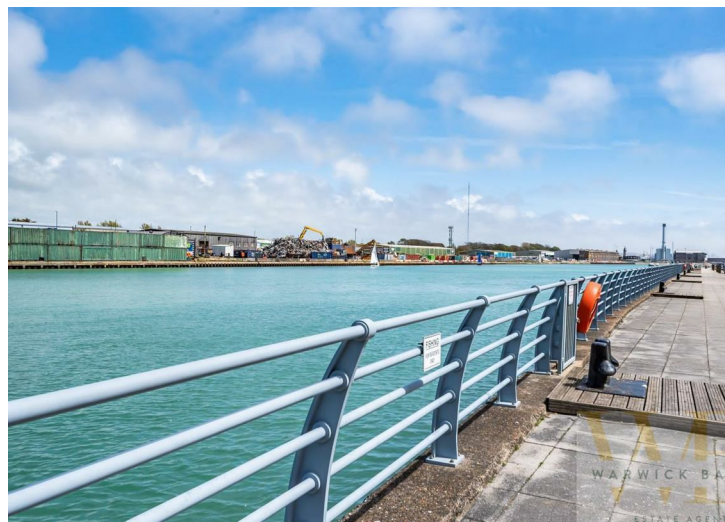
RECOMMENDED BY THE VENDOR'S SOLE AGENT TO TRULY APPRECIATE THE BEAUTY AND CHARM OF THIS EXCEPTIONAL PROPERTY. WITH THE VENDOR SUITED, THIS IS AN OPPORTUNITY NOT TO BE MISSED!

LEASEHOLD - OUT GOINGS

MAINTENANCE:- £895 EVERY SIX MONTHS

GROUND RENT:- £150 PER ANNUM (GROUND RENT DUE TO INCREASE IN 2030 TO £300 PER ANNUM)

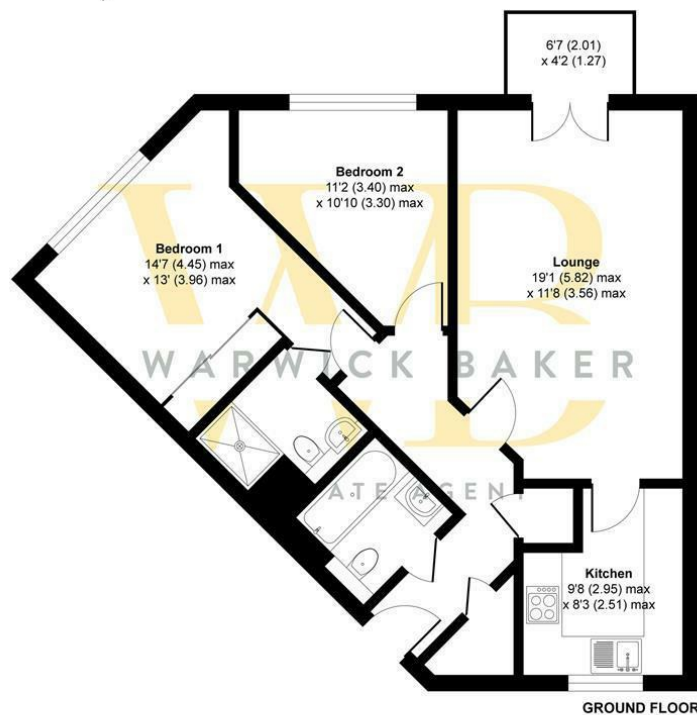
LEASE:- 125 YEARS FROM 2005



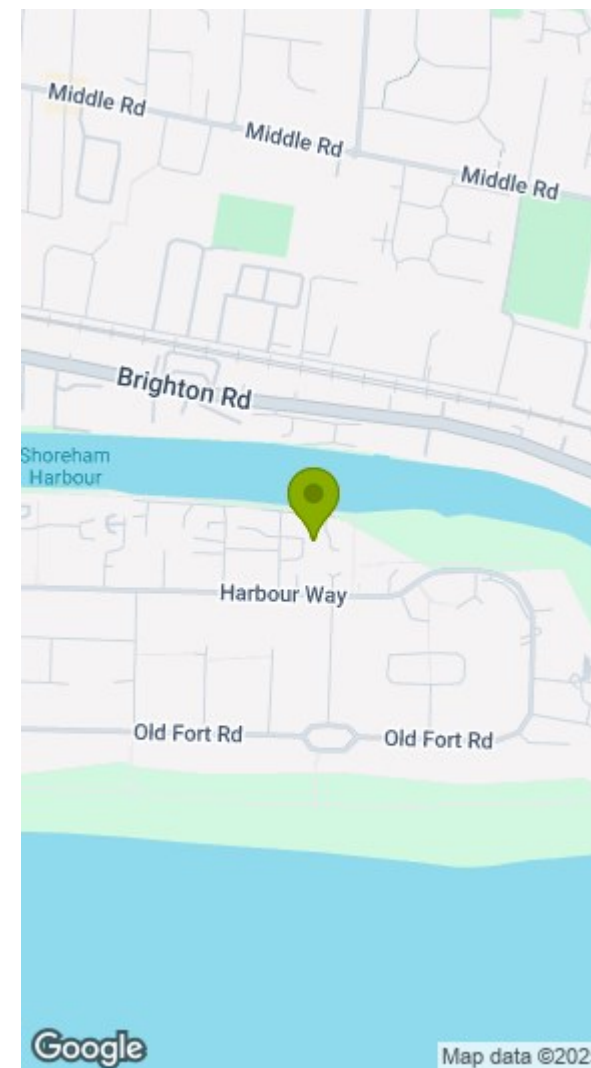
Newport, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 725022



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	