



**Widewater Court, Kings Crescent, Shoreham-By-Sea BN43 5LS**



***welcome to***

**Widewater Court, Kings Crescent, Shoreham-By-Sea**

A wonderfully presented two-bedroom apartment with stunning views across Shoreham Beach and Widewater Lagoon Reserve. The property boasts a good size covered balcony to sit and relax and absorb the amazing views, a perfect way to unwind. This property also comes with a private garage.



A wonderfully presented two bedroom apartment with stunning views across Shoreham Beach and Widewater Lagoon Reserve. The property boasts a good size covered balcony to sit and relax and absorb the amazing views, a perfect way to unwind. The property comes with a private garage perfect for water sports equipment as well as a car and a private storage cupboard for bikes etc...As you enter the apartment which is situated on the first floor of this well presented building you are met with plenty of storage space, a modern bathroom with a range of units and a over bath shower. One double bedroom with spectacular enviable views may make you want to stay in bed all day sipping tea, the master bedroom has the same beautiful views as well as lots of built in storage. Further down the hall is a stunning reception room with dining area which leads onto that focus point of a south west facing balcony, you wont need a television if you live here with plenty of things to look at, including some stunning sunsets in the evenings! The kitchen has everything you need to be fully functional and overlooks a communal car park with views to the south downs.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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## Widewater Court, Kings Crescent, Shoreham-By-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning Views over Shoreham Beach and Widewater Lagoon
- Enclosed Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£345,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHM105375 - 0009

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