



Waters Edge, Anchor Close, Shoreham By Sea

Offers Over **£250,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Allocated Parking Spaces
- Direct River And Downland Views
- Ensuite Shower Room
- Open Plan Lounge/Diner
- Newly Renovated Kitchen
- Long Lease
- No Ongoing Chain
- Popular Shoreham Beach Location
- Gated Development

We are delighted to offer sale this well presented two bedroom second floor flat situated in this popular gate development.

Conveniently situated in the popular Shoreham Beach area, close to River Adur and the foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.





COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR LANDING Private front door into:-

SPACIOUS ENTRANCE HALL Comprising visual display entryphone system, wall mounted heating control system, radiator, wall mounted electric meter, laminate flooring, cupboard with slatted shelving.

DOUBLE ASPECT SPACIOUS LOUNGE North and South aspect benefitting from direct River views and distant sea and downland views. Comprising two pvcu double glazed windows, pvcu double glazed double doors onto juliet balcony, feature fireplace having an inset fire, two radiators, coving, telephone point.

KITCHEN South aspect. Comprising pvcu double glazed window, fitted base and eye level units with square edge laminate work surface with matching upstand, inset sink and drainer with contemporary mixer tap, inset electric hob with oven below and extractor fan over, space and plumbing for washing machine, space for fridge/freezer, matching cupboard housing boiler, vinyl flooring, contemporary ceiling light fitting.

BEDROOM ONE North aspect benefitting from direct River and distant downland views. Comprising pvcu double glazed window with fitted blind, radiator, built in wardrobe with hanging rail and shelving.

ENSUITE SHOWER ROOM Comprising shower cubicle being fully tiled having an integrated Triton shower, low flush wc, pedestal hand wash basin, radiator, fully tiled walls, extractor fan.

BEDROOM TWO North aspect having direct river and distant downland views. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

BATHROOM Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated Triton shower over, pedestal hand wash basin, low flush wc, radiator, fully tiled walls.

TWO ALLOCATED PARKING SPACES

COMMUNAL FACILITIES

Include attractive well maintained gated communal areas with range of plants, trees and shrubs surrounding the area.

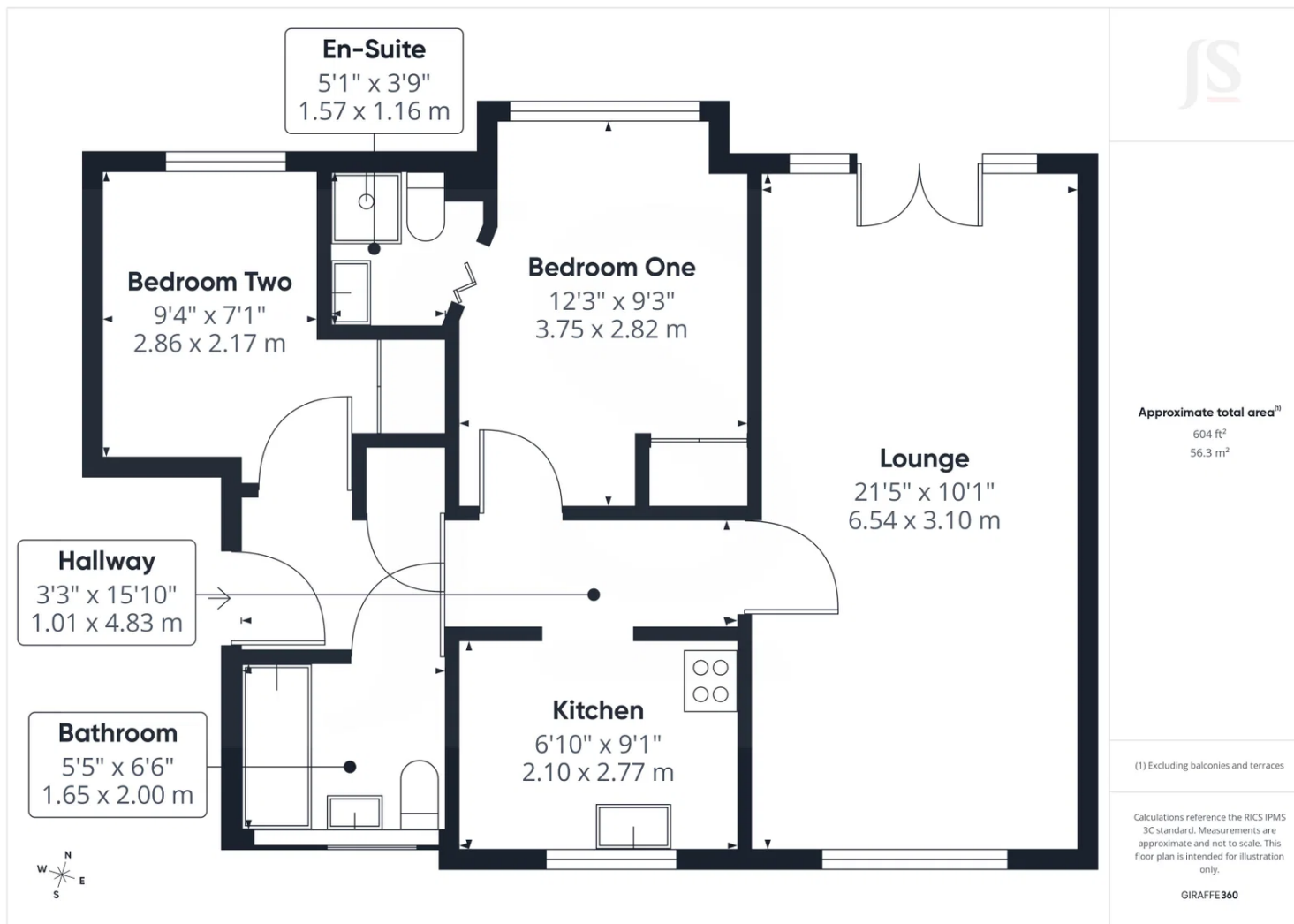
LEASE

Leasehold

LEASE: 999 Years from 1 Jan 2000 - 972 years remaining

MAINTENANCE: Approximately £960.00 Per annum

GROUND RENT: Zero



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.