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Estate and letting agents

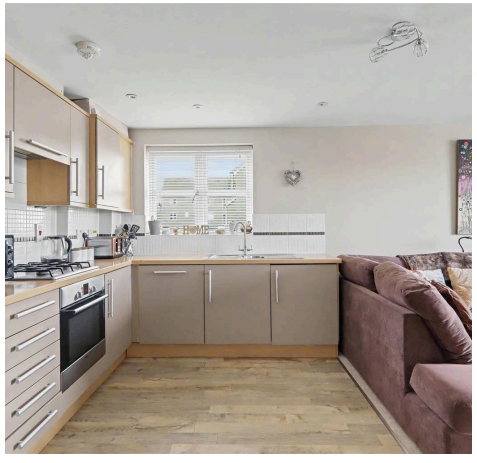
Flat 6, Garland Point Sussex Wharf, Shoreham-By-Sea - BN43 5PF

Guide Price £270,000









Flat 6

Garland Point Sussex Wharf, Shoreham-By-Sea

We are delighted to offer for sale this extremely well presented two double bedroom first floor apartment positioned in this popular Shoreham Beach location with a balcony having direct views over the Harbour & River. In brief the property consists of two spacious double bedrooms both having fitted wardrobe spaces, one has the added benefit of an en-suite shower room, the living space for the apartment is open plan with a fully fitted kitchen having integrated appliances & having direct access onto the balcony with direct river views & distant downland views, there is also a family bathroom to complete the internal accommodation. Call now to arrange your viewing on 01903 524000!
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Balcony With Direct River & Distant Downland Views
- Chain Free Property
- Two Double Bedrooms
- Popular Shoreham Beach Location
- Open Plan Living Room / Kitchen
- Well Presented Throughout
- EPC Rating B
- Allocated Parking Space
- En-Suite Shower Room
- First Floor Apartment

Communal Entrance
Security telephone entry front door system, stairs & lift leading to first floor.

Private Entrance Hallway
Laminate flooring, fitted storage cupboard, radiator, skimmed ceiling with spotlights, smoke detector & doors to all rooms.

Open Plan Living Room / Modern Fitted Kitchen
Dimensions: 6.30m x 5.05m (20'8 x 16'7). Kitchen Area: Laminate flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, integrated oven with four ring gas burning hob above & extractor fan over, matching integrated fridge freezer, inset stainless steel single drainer sink unit with mixer tap, integrated washing machine, tiled splashback, double glazed window, skimmed ceiling with spotlights, smoke detector, opening into Living Room. Living Room Area: Carpeted flooring, television point, radiator, skimmed ceiling, double glazed sliding doors leading to Balcony.

Balcony
With distant downland & direct river views, space for table & chairs.

Dual Aspect Master Bedroom
Dimensions: 5.05m x 2.64m at maximum measurements (16'7 x 8'8 . Carpeted flooring, radiator, fitted double wardrobe with various hanging rails & shelving having a mirrored front, television point, two double glazed windows, skimmed ceiling, door through to En-Suite Shower Room.

En-Suite Shower Room
Laminate flooring, low flush WC, hand wash basin with mixer tap, chrome ladder style heated towel rail, wall mounted mirror, fitted shower cubicle having an integrated shower, part tiled walls, skimmed ceiling with spotlights.

Bedroom Two
Dimensions: 4.14m x 2.74m (13'7 x 9). Carpeted flooring, radiator, fitted wardrobe with various hanging rails & shelving having a mirrored front, double glazed window, skimmed ceiling.

Family Bathroom
Laminate flooring, radiator, panel enclosed bath with power shower over, low flush WC, hand wash basin with mixer tap, wall mounted mirror, skimmed ceiling & spotlights.



Family Bathroom
Laminate flooring, radiator, panel enclosed bath with power shower over, low flush WC, hand wash basin with mixer tap, wall mounted mirror, skimmed ceiling & spotlights.

Allocated Parking Space
Number 212

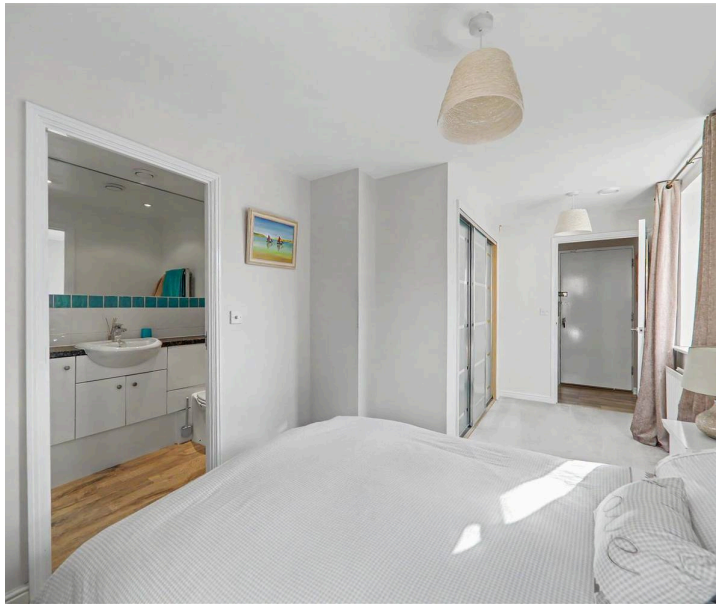
Lease Information
Lease Term Remaining: 103 Years Remaining Maintenance Charge: £1,920 Per Annum Ground Rent: £150 Per Annum

Council Tax
Band C









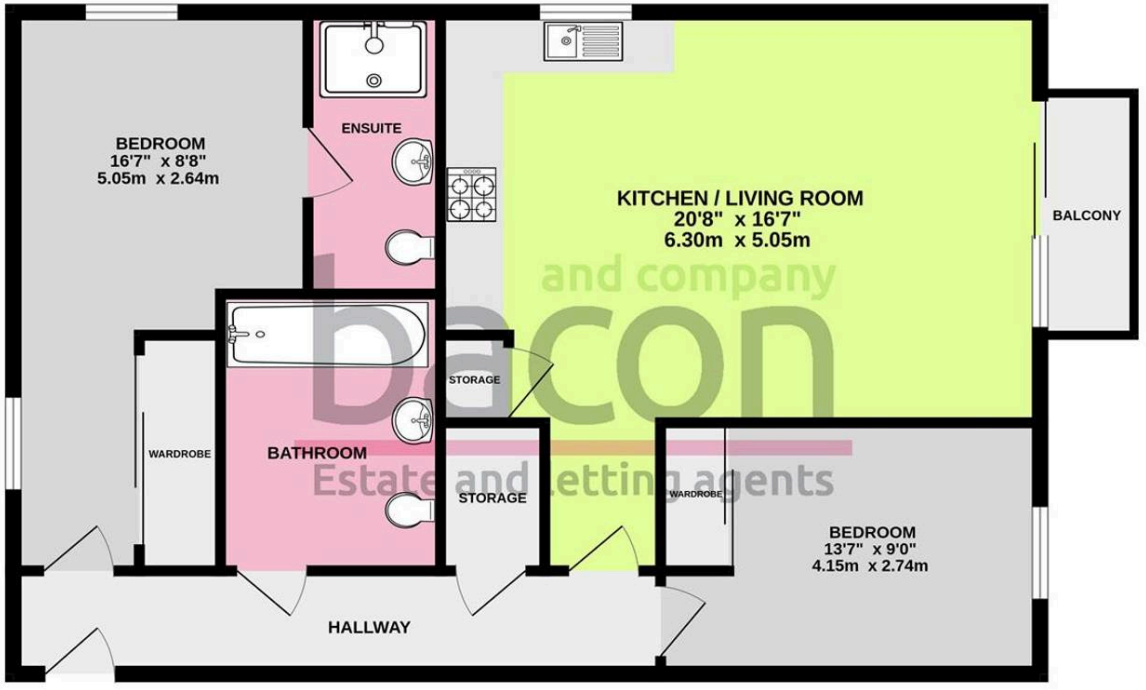








FIRST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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