

Flat 10, Bonaventure Sussex Wharf | | Shoreham-By-Sea







Flat 10, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43 5BH

£195,000

*** £195,000 ***

WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS RARELY AVAILABLE SECOND FLOOR (TOP FLOOR) PURPOSE-BUILT FLAT SITUATED DIRECTLY OPPOSITE THE BEAUTIFUL RIVER ADUR.

This remarkable flat offers a range of desirable features, including a secure entry phone system. Upon entering, you'll find an inviting entrance hall with that leads into a spacious 15' lounge featuring stunning direct river views, creating the perfect backdrop for relaxation. The double bedroom also boasts picturesque river views, enhancing your living experience.

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- ENTRANCE HALL
- DOUBLE BEDROOM WITH RIVER VIEWS
- NO UPWARD CHAIN
- LOUNGE WITH RIVER VIEWS
- MODERN BATHROOM
- BALCONY WITH RIVER VIEWS
- ALLOCATED PARKING SPACE

Front door leading to:

ENTRANCE HALL
12'6" in length (3.83 in length)
Security door entry phone system, single panel radiator, door off entrance hall to walk in storage cupboard housing trip switches, door off entrance hall to airing cupboard housing ' MEGAFLO ' pressurised hot water cylinder, slatted shelving over

Door off entrance hall to:

LOUNGE
15'8" x 10'1" (4.78 x 3.09)
Double glazed window to the front with direct views of The River Adur and The South Downs, single panel radiator.

Sliding double glazed patio door off lounge to:

BALCONY
7'4" x 4'1" (2.25 x 1.27)
Laid to wood decking with steel balustrade and wood handrail, with direct veiws of The River Adur and The South Downs.

Opening off lounge to:

KITCHEN
10'1" x 7'0" (3.08 x 2.15)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, built in integrated dishwasher to the side, tiled splash back, matching adjacent work top with inset stainless steel four ring hob, built in ' BLOMBERG ' electric oven under (NEW IN 2023), storage cupboards to the side, built in integrated ' BLOMBERG ' washer/dryer to the side (NEW IN 2024), tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated extractor hood, cupboard to the side housing 'WORCESTER ' gas fired boiler (NEW IN 2026), further adjacent matching worktop with range of drawers and storage cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, built in fridge/freezer to the side (NEW IN 2024), ' KARNDEAN 'tiled flooring, spotlighting, extractor fan.

Door off entrance hall to:

BEDROOM
11'3" x 9'6" (3.45 x 2.90)
Double glazed windows to the front with direct views of The River Adur and The South Downs, single panel radiator, built in double sliding doored wardrobe with hanging and shelving space.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with mixer tap and twin hand grips, built in shower with separate shower attachment, shower rail and curtain, wash hand basin with mixer taps, storage cupboards under, low level wc to the side, single panel radiator, ' KARNDEAN ' tiled flooring, LED downlighting, extractor fan.

ALLOCATED PARKING SPACE
No: 78

OUTGOINGS
MAINTENANCE:- £1226 PER ANNUM

GROUND RENT:- £150 PER ANNUM

LEASE:- 107 YEARS REMAINING







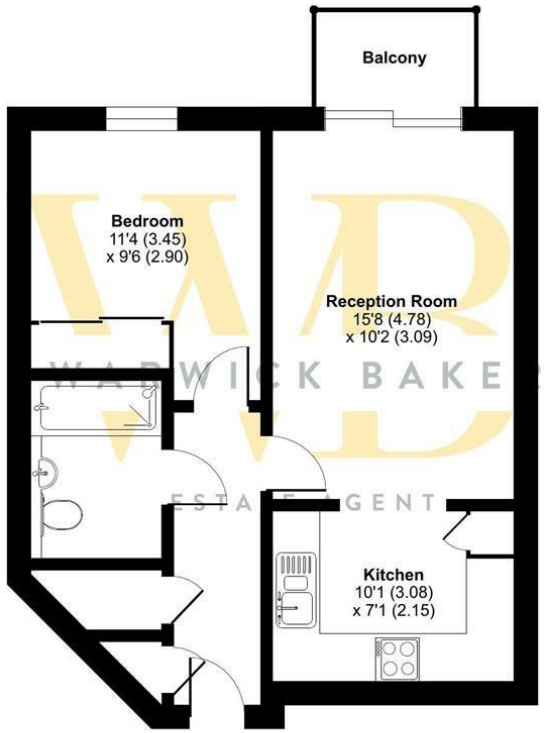




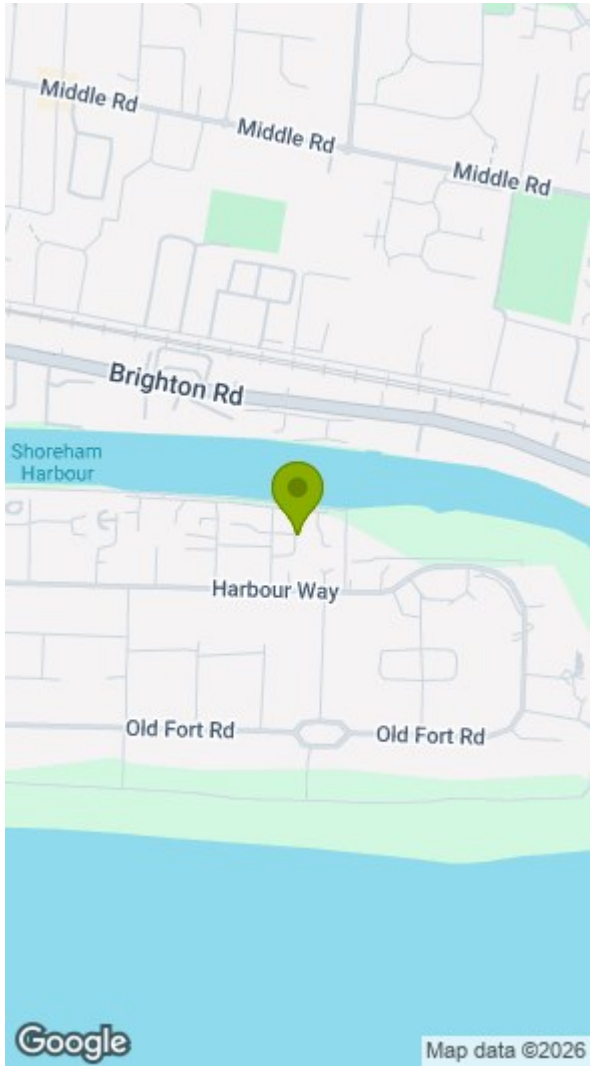
Bonaventure, Sussex Wharf, Shoreham-by-Sea, BN43

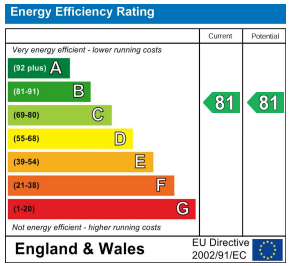
Approximate Area = 465 sq ft / 43.2 sq m

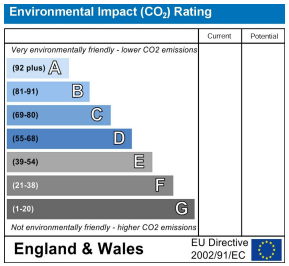
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1521837







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