



Garland Point, Sussex Wharf, Shoreham by Sea
£325,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedrooms
- Allocated Parking Space
- Spacious Ground Floor Apartment
- Large Entrance Hall With Storage
- Balcony With River & Silver Sands Beach Views
- Main Bedroom With Ensuite
- Popular Shoreham Beach Location
- Viewing Is Highly Advised
- Open Plan Kitchen/Dining Room/Lounge
- Well Presented Throughout

We are delighted to offer for sale this larger than average two double bedroom ground floor apartment situated in this popular Shoreham Beach location benefitting from Balcony overlooking River Adur & Silver Sands Beach.

Conveniently situated adjacent to the River Adur and within approximately 500 yards of the foreshore. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities, restaurants and bars can be found in Shoreham town centre. The library, health centre and mainline railway station are also close by, and Brighton and Worthing are both easily accessible and are approximately 5 miles to the east and west respectively.





COMMUNAL ENTRANCE Coded security telephone entry system, private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, recessed lighting, two storage cupboards, one housing hot water cylinder with slatted shelving, telephone entry system, double doors opening to:-

OPEN PLAN KITCHEN / LOUNGE / DINING ROOM North/East aspect. Comprising pvcu double glazed window and pvcu double glazed sliding doors leading onto **feature balcony**.

KITCHEN AREA Comprising roll-edge laminate work surfaces with cupboards below and matching eye-level cupboards, inset four-ring gas hob with oven below and extractor fan over, inset one-and-a-half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge/freezer, tiled splashbacks, recessed lighting, laminate flooring.

DINING AREA Feature light fitting with three pendant lights, two radiators, laminate flooring, open plan access to:-

LOUNGE AREA North/East aspect with panoramic views over the River Adur, Kingston Beach and distant downland views, pvcu double glazed sliding doors leading onto:-

FEATURE BALCONY North/East aspect having panoramic views over the River Adur, Kingston Beach and distant downland views.

ENSUITE BEDROOM ONE North aspect. Comprising pvcu double glazed window with distant downland views, fitted wardrobe with sliding doors, laminate flooring, radiator, single light fitting, door to:-

EN-SUITE SHOWER ROOM Comprising fully tiled step in shower cubicle with integrated shower attachment over, vanity unit with hidden cistern low flush wc, hand wash basin with mixer tap and storage below. Part tiled walls, recessed lighting, laminate flooring, radiator.

BEDROOM TWO North and North/East aspects with views over the River Adur, Kingston Beach and distant downland view. Comprising three pvcu double glazed windows, fitted wardrobe, laminate flooring, radiator, single light fitting.

MAIN BATHROOM Comprising panel enclosed bath with integrated shower attachment over, vanity unit with inset hidden cistern low flush wc, hand wash basin with mixer tap and storage below, radiator, towel rail, laminate flooring, recessed lighting, extractor fan.

ALLOCATED PARKING SPACE

LEASE INFORMATION

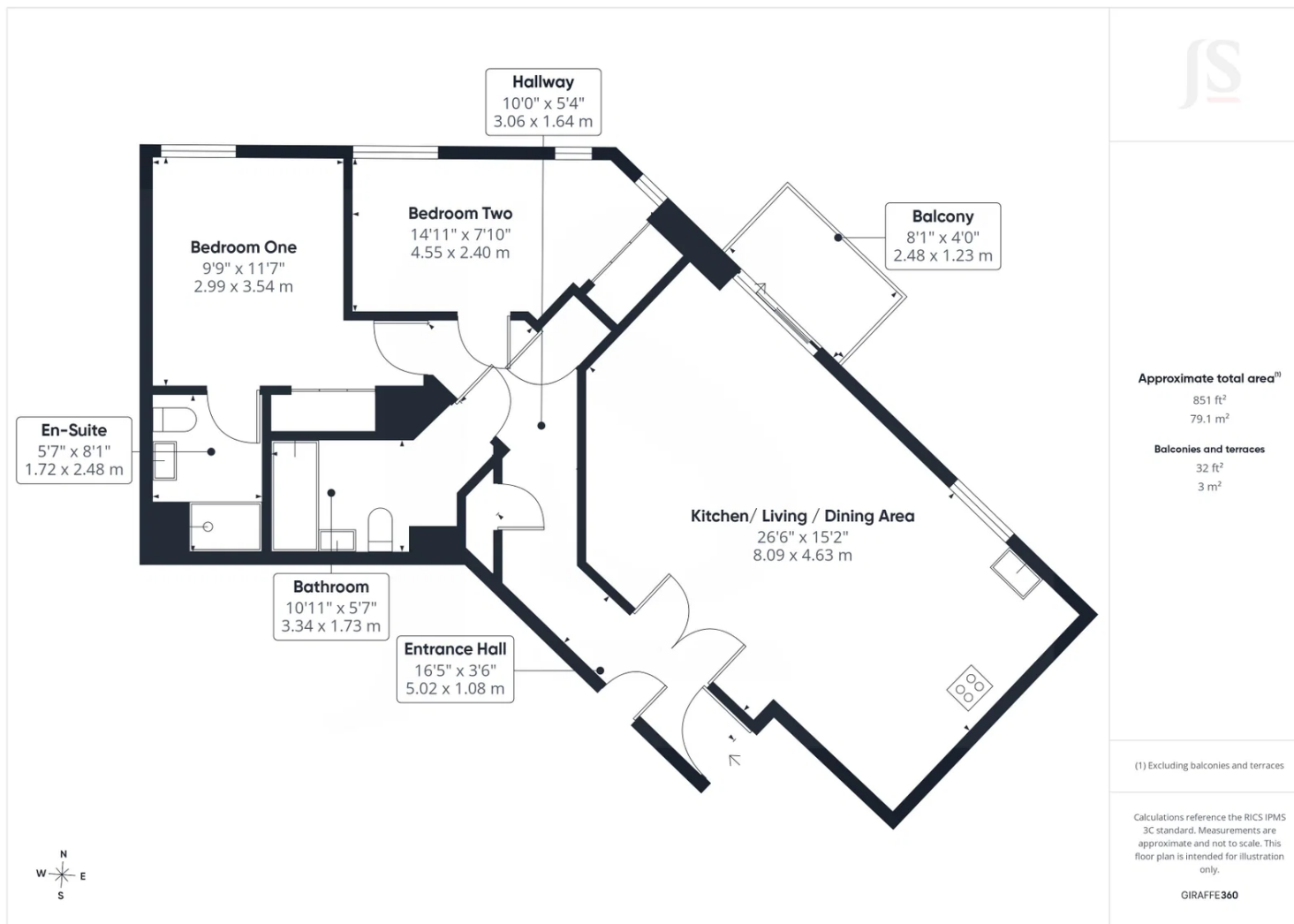
Leasehold

LEASE: 125 years from 1 June 2005 - 103 years remaining

MAINTENANCE: Approximately £1980.00 per annum

GROUND RENT: Approximately £150.00 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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.