



1a Ferry Road | | Shoreham-By-Sea | BN43 5RA

WB
WARWICK BAKER
ESTATE AGENT



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£200,000

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Warwick Baker Estate Agents are thrilled to offer this exciting opportunity to own a flat that is ripe for modernization, located on the sought-after first floor of a well-constructed purpose-built block. Nestled just 50 metres from the charming Shoreham foreshore and a mere 500 metres from the mainline railway station (with London Victoria accessible in just 80 minutes), this property perfectly blends convenience with coastal living.

Upon entering, you're greeted by a secure door entry phone system and a spacious 14-foot entrance hall. The flat boasts breathtaking views of the stunning footbridge, the River Adur, the picturesque South Downs, and the beautiful English Channel. The bright 17-foot 'L' shaped lounge/dining room provides an ideal setting for relaxation or entertaining, while the front and rear balconies offer the perfect spots to enjoy the fresh sea air.

- IN NEED OF UPDATING
- TWO BEDROOMS
- SHOWER ROOM
- STUNNING RIVER VIEWS THROUGHOUT
- FRONT BALCONY WITH RIVER AND SEA VIEWS
- NO UPWARD CHAIN
- 14' ENTRANCE HALL
- 17' REAR BALCONY
- 17' 'L' SHAPED LOUNGE DINING ROOM
- KITCHEN

Front door leading to:

ENTRANCE HALL

14'7" in length (4.46 in length)

Security door entry phone system, single panel radiator, door giving access to high level storage cupboard housing electric meter and trip switched, door giving access to walk in storage cupboard.

Door off entrance hall to:

LOUNGE/DINING ROOM

17'7" x 15'5" (5.36m x 4.70m)

Being 'L' shaped, double glazed windows to the front having a westerly aspect with views of the footbridge and The River Adur and The South Downs, double panelled radiator.

Sliding double glazed patio door off lounge/dining room to:

FRONT BALCONY

8'3" x 3'4" (2.53 x 1.02)

Having a westerly aspect with views of the footbridge and The River Adur, The South Downs and glimpses of The English Channel, all enclosed by balustrade.

Door way off lounge/dining room to:

KITCHEN

7'10" x 7'8" (2.41 x 2.35)

Comprising stainless steel sink unit with hot

and cold taps inset into granite effect worktop, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back with shelving over, 'WORCESTER' wall mounted gas fired combination boiler to the side, free standing 'AEG' electric oven to the side with matching granite effect work tops to both sides, storage cupboards under, tiled splash back, complemented by matching wall units over, 'WHIRLPOOL' extractor hood to the side, further adjacent matching granite effect work top with drawers and cupboard under, tiled splash back, complemented by matching wall units over, space for tall fridge/freezer to the side, double glazed window to the front having a westerly aspect with views of the footbridge and The River Adur and The South Downs.

Door off entrance hall to:

BEDROOM 1

11'6" x 10'9" (3.53 x 3.30)

Double glazed windows to the rear having an easterly aspect, single panel radiator.

Twin sliding double glazed French doors off bedroom 1 to:

REAR BALCONY

17'8" x 7'8" (5.38m x 2.34m)

Being wedge shaped, having an easterly aspect enclosed by balustrade, with glimpses of the footbridge and The River

Adur.

Door off entrance hall to:

BEDROOM 2

9'10" x 8'0" (3.00 x 2.44)

Double glazed windows to the side having views of the footbridge and The River Adur and The South Downs, single panel radiator.

Door off entrance hall to:

SHOWER ROOM

Comprising vanity unit with inset wash hand basin with contemporary style mixer tap, low level wc to the side, laminate wood flooring, single panel radiator, door giving access to storage cupboard with shelving, storage space under, extractor fan, spot light, step in shower cubicle with built in shower with rainfall style shower head, separate shower attachment, folding glass shower door.

OUTGOINGS

MAINTENANCE:- TBA

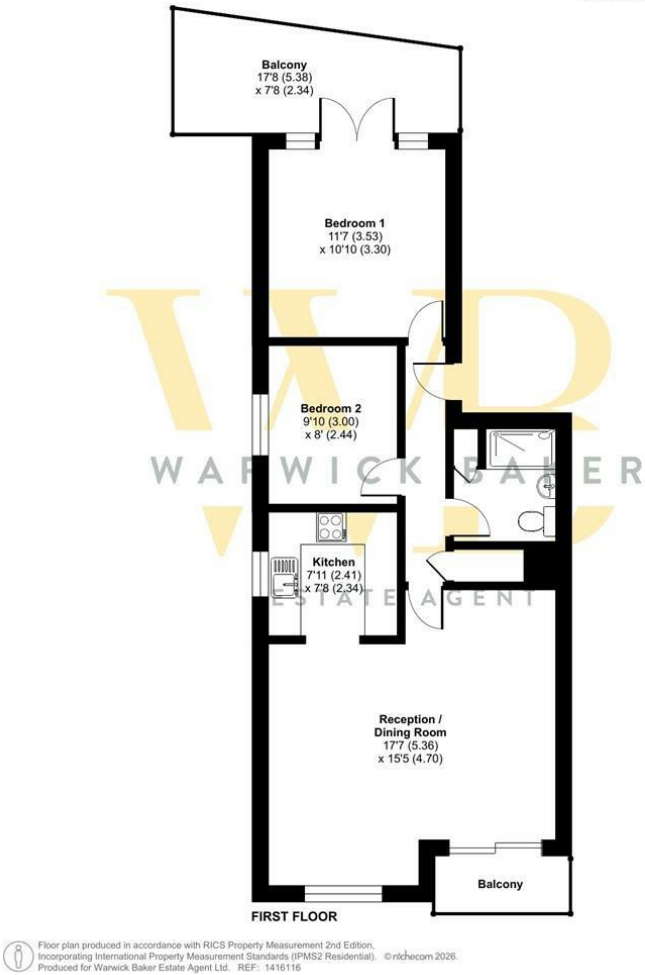
GROUND RENT:-

LEASE:- LEASE: 125 YEARS FROM 24/06/08 - 107 YEARS REMAINING



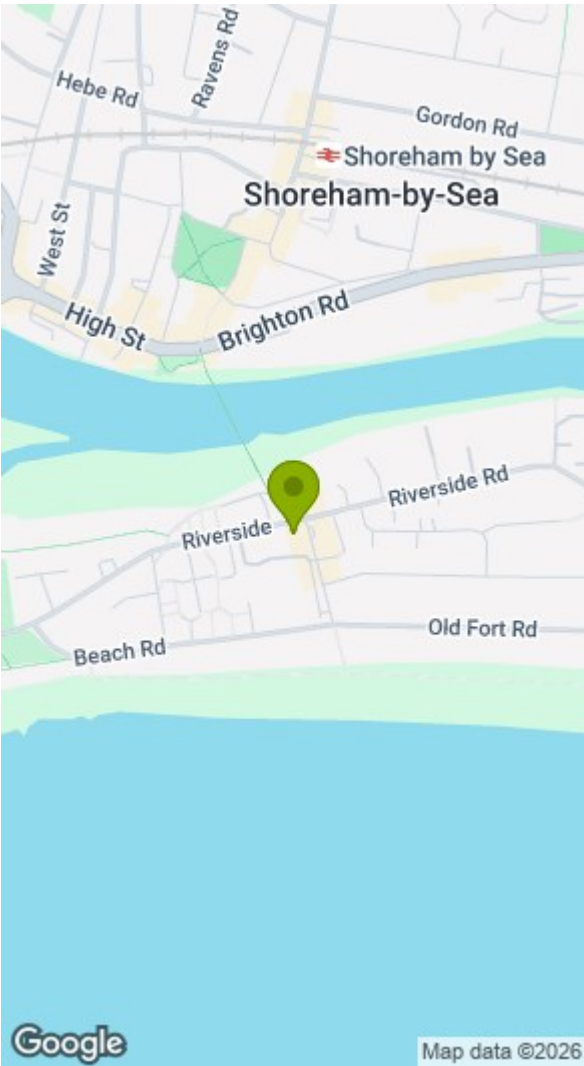
Ferry Road, Shoreham-by-Sea, BN43

Approximate Area = 672 sq ft / 62.4 sq m
For identification only - Not to scale



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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	