



Flat 2 34, New Road | | Shoreham-By-Sea | BN43 6RA

WB
WARWICK BAKER
ESTATE AGENT



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Offers In The Region Of £279,995

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS SELDOM AVAILABLE, IMPECCABLY MAINTAINED MAISONETTE, IDEALLY LOCATED IN THE VIBRANT HEART OF THE TOWN CENTRE, JUST 100 METRES FROM THE MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES). SITUATED ON THE FIRST AND SECOND FLOORS OF A CHARMING PERIOD BUILDING, THIS PROPERTY OFFERS STUNNING DIRECT VIEWS OF THE RIVER ADUR AND FOOTBRIDGE FROM MOST ROOMS. HIGHLIGHTS INCLUDE A WELCOMING ENTRANCE VESTIBULE, SPLIT-LEVEL LANDING, TWO GENEROUS DOUBLE BEDROOMS, A SPACIOUS 14' LOUNGE FEATURING A CHARMING FIREPLACE, A 16' KITCHEN/DINER PERFECT FOR ENTERTAINING, AND A CONTEMPORARY BATHROOM. DON'T MISS OUT—INTERNAL VIEWING IS STRONGLY RECOMMENDED BY THE VENDORS' SOLE AGENT.

- FIRST AND SECOND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- 14' LOUNGE
- 16' KITCHEN/DINER
- MODERN BATHROOM
- DIRECT RIVER VIEWS TO MOST ROOMS
- TOWN CENTRE LOCATION
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET LANDLORDS

front door leading to:

ENTRANCE VESTIBULE

Turning staircase with handrail up from entrance vestibule to;

SPLIT-LEVEL LANDING

Door off landing to under stairs storage cupboard, high level security closed south facing skylight.

Georgian style glazed door off split-level landing to:

LOUNGE

14'9" x 13'1" (4.50 x 4.01)

Into bay with original sash windows to the front, feature cast iron open fireplace and mantle, tiled hearth, display shelving to the side, two double doored storage cupboards under, display shelving to the other side of the chimney breast, further high level display shelving, double panelled radiator.

Doorway off split-level landing to:

KITCHEN/DINER

16'4" x 7'6" (5.00 x 2.30)

Comprising stainless steel sink unit with mixer tap inset into wood effect worktop, inset 'LAMONA' stainless steel four ring gas hob to the side, built in 'AEG' electric oven under, drawers and storage cupboards to

the side, free standing 'BEKO' slim line dishwasher to the side, space and plumbing for washing machine to the side, tiled splash back, complemented by matching wall units over, stainless steel canopied extractor hood to the side, display shelving to the side, storage cupboard housing 'BAXI' gas fired combination boiler, matching adjacent worktop with storage cupboards under, tiled splash back, free standing 'BEKO' fridge/freezer to the side, single panel radiator, space for dining table and chairs, display shelving over, double glazed windows to the side having an easterly aspect with direct view of The River Adur, engineered wood flooring, LED downlighting, access to loft storage space.

Door off kitchen/diner to:

BATHROOM

Being part tiled and bathroom panelled, comprising wood panelled bath with mixer tap, separate shower with rainfall style shower head and separate shower attachment, glass shower screen, low level wc, wall mounted wash hand basin with mixer tap, tiled splash back, glass display shelf over, double mirrored door medicine cabinet over, tilt and turn double glazed windows to the rear having a favoured southerly aspect with direct view of The River Adur and The Footbridge, tiled flooring.

Door off split level entrance hall to:

BEDROOM 2

10'9" x 9'3" (3.30 x 2.82)

Tilt and turn double glazed windows to the rear having a favoured southerly aspect with direct view of The River Adur and The Footbridge, display shelving, single panel radiator.

Turning staircase with handrail up from split-level landing to:

BEDROOM 1

13'7" x 13'1" (4.15 x 3.99)

Having a dual aspect, double glazed window to the rear having a favoured southerly aspect with direct view of The River Adur and The Footbridge, part sloping ceiling with 'VELUX' window to the front, single panel radiator, door giving access to storage space, spotlighting.

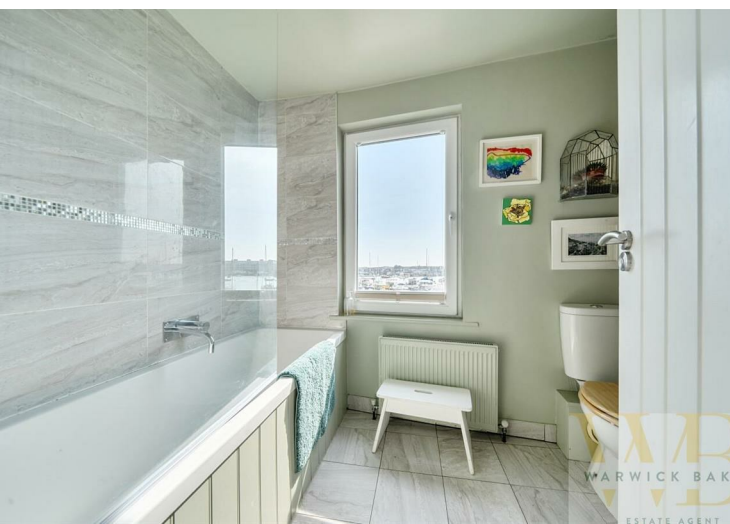
OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £40 PER MONTH

GROUND RENT:- NON APPLICABLE

LEASE:- 106 YEARS REMAINING



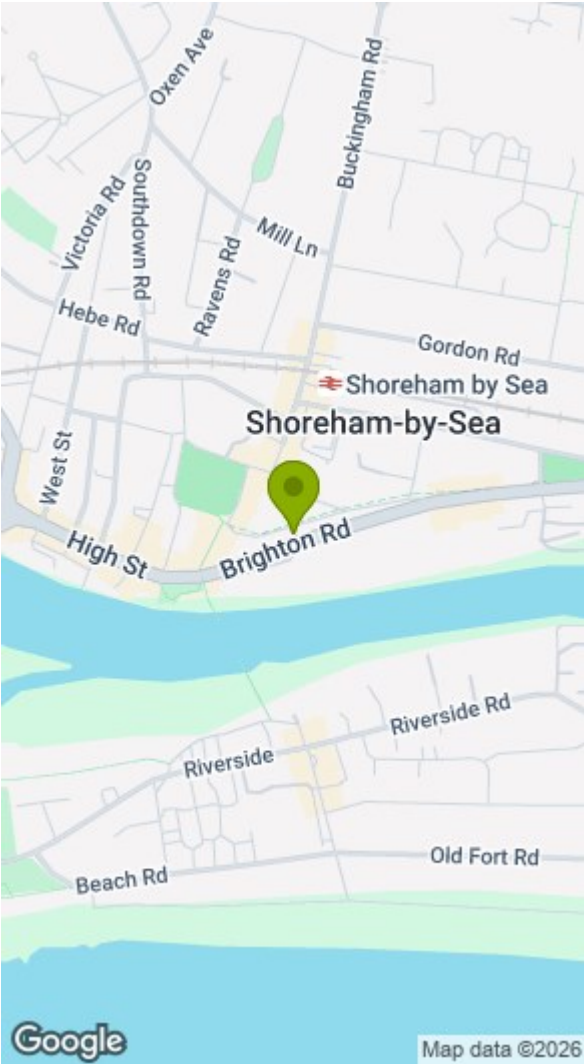
New Road, Shoreham-by-Sea, BN43

Approximate Area = 692 sq ft / 64.2 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	