



11 Sorlings Reach

Shoreham-by-Sea BN43 5PD

Asking Price Of £285,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- SHOREHAM BEACH
- BALCONY OVERLOOKING RIVER
- GOOD SIZE LIVING ROOM
- SPACIOUS ENTRANCE
- OFF ROAD PARKING
- MASTER WITH ENSUITE

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the first floor of this purpose built block. This spacious flat boasts good size living accommodation, modern kitchen with a balcony overlooking the river. The property has gas central heating with windows being double glazed as well as benefiting from the master bedroom having an ensuite with separate family bathroom. Benefitting from off road parking and brought to market with no onward chain.

The property is situated in the highly sought after Shoreham Beach with its array of shopping facilities, eateries and cafés. Bus routes operate locally making public transport easy. A short walk across the bridge will take you into Shoreham town centre with the mainline train station. The slip road is a short drive away making commutes out of the city simple.

ENTRANCE HALL Security alarm, intercom, cupboard housing electrics, separate cupboard housing water tank and stopcock, door to all rooms, radiator.

KITCHEN Stainless steel sink with mixer tap and drainer, tiled splashback throughout, vinyl work surfaces with cupboards below and matching eye level cupboards, cupboard housing 'Potterton' conventional gas fired boiler, four ring gas hob with oven below and extractor above, thermostat, integrated washing machine, dishwasher and fridge freezer.

LIVING ROOM Double doors onto balcony overlooking river, radiator.

BALCONY North facing overlooking the river.

BEDROOM 1 Built in storage, UPVC double glazed windows overlooking river, radiator, door to:

ENSUITE Comprising step in shower being tiled throughout, vanity wash hand basin, extractor, low level w.c., radiator.

BEDROOM 2 Built in storage, UPVC double glazed windows overlooking river, radiator.

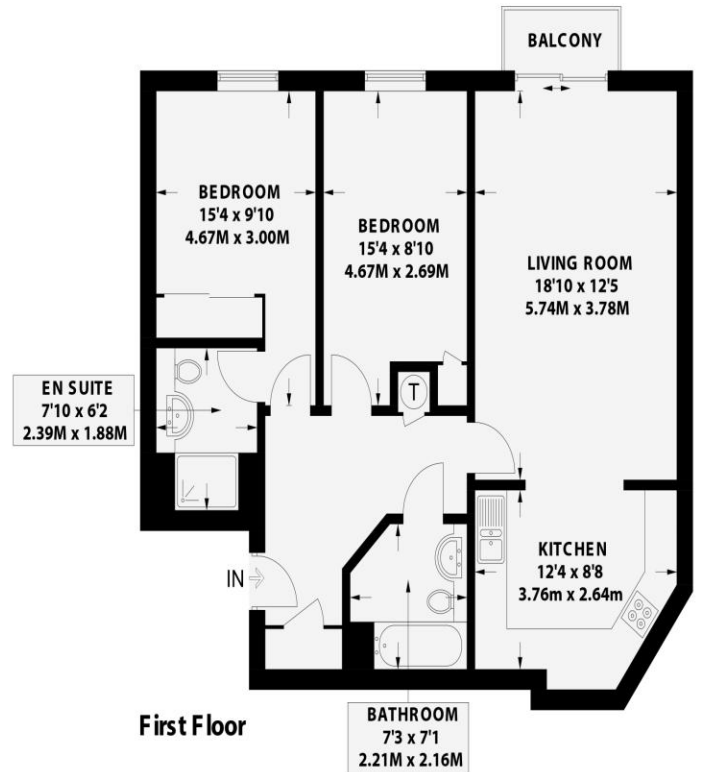
BATHROOM Panelled bath with shower attachment, partially tiled, extractor, vanity wash hand basin, low level w.c., radiator.

OUTGOINGS Lease: Lease 125 years from June 1st 2005
Service charge: £21 64.72 for 2024
Ground rent: £150 per annum

SORLINGS REACH

SHOREHAM-BY-SEA

APPROXIMATE GROSS INTERNAL AREA
852.5 sq ft / 79.2 sq m

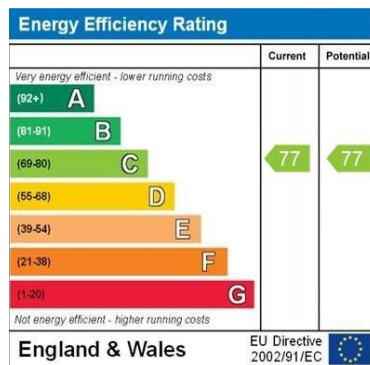


Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPACS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ⚡ Garden Shortened for Display

Certified Property Measurer



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