

# JOHN DALE

kw POWERED BY  
KELLERWILLIAMS



**Bonaventure, Sussex Wharf, West Sussex, BN43 5BH**

**GUIDE PRICE**

**£250,000**





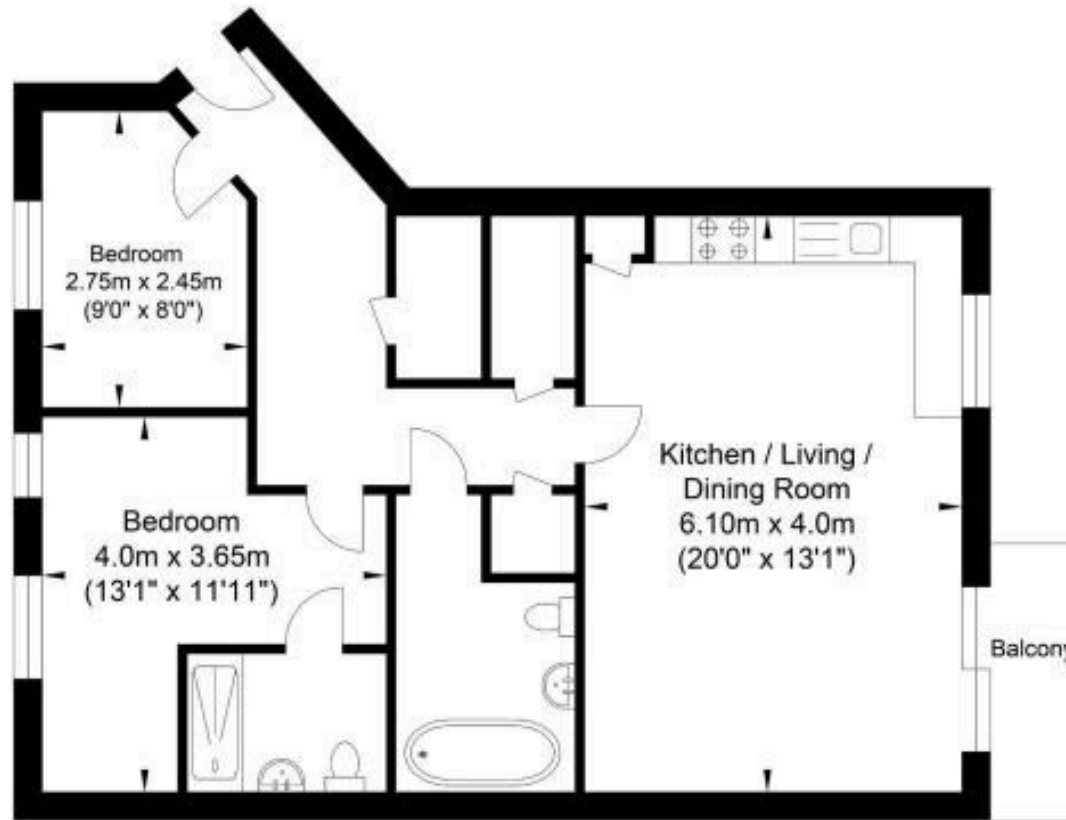
I am delighted to bring to the market this **WONDERFUL FIRST FLOOR APARTMENT** with **STUNNING VIEWS OVER THE RIVER** and towards the **SOUTH DOWNS**. The property also benefits from having a **BALCONY** and **ALLOCATED PARKING**.

**INTERNALLY**, nice wide entrance hall with two large fitted cupboards, airing cupboard, radiator and door entry phone system. Open plan lounge/kitchen/dining room with wooden flooring, integrated appliances, radiator, double glazed windows and double glazed floor to ceiling window with sliding door which provides access to the balcony that overlooks the river. Bedroom 1 with double glazed windows, fitted wardrobes, radiator and door leading to en-suite shower room. The en-suite shower room is a white suite with WC, hand basin, shower cubicle with electric shower, fitted cupboards, wall mounted mirror and radiator. Bedroom 2 with double glazed windows and radiator. The bathroom is a white suite with WC, hand basin, bath with mixer tap and shower attachment, fitted cupboards, wall mounted mirror and radiator.

**EXTERNALLY**, the property has a lovely balcony with railings and stunning views over the river and towards the South Downs. The property also benefits from having an allocated parking space and additional parking for guests on a first come first serve basis.

**COMMUNAL**, the development provides bin and bicycle storage.

**Please note** that Section 21 and Sections 31/32 of the 1979 Estate Agency Act define personal interest and connected persons, which is applicable with this property.



Approximate Floor Area  
684.47 sq ft  
(63.59 sq m)

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