HARRISON BRANT
www.harrisonbrant.co.uk

01273 464642

4 Osborne Court | Wilmot Road | Shoreham-by-Sea | BN43 6NH £220,000

Harrison Brant are delighted to offer this spacious 2 bedroom ground and first floor maisonette which has the benefit of its own private rear garden. Other features and accommodation include; spacious lounge, kitchen/breakfast room, bathroom and separate W.C, private balcony accessed from the master bedroom, own private entrance and front and rear gardens. Situated in this popular residential location approximately 0.5 of a mile from The Holmbush Shopping Centre whilst further shopping facilities and mainline railway stations are available at both Shoreham (1.4 miles) and Southwick (1 mile). Internal inspection comes highly recommended.

- 2 Bedrooms
- Ground and First Floor Maisonette
- Own Private Entrance
- Spacious Lounge
- Kitchen/Breakfast Room
- Bathroom & Separate W.C
- Private Front and Rear Gardens
- Balcony
- Popular Location
- Viewing Recommended

Property Description

PERSONAL FRONT DOOR
Leading to;-

ENTRANCE HALL
Tiled flooring, smooth finish walls and ceiling. Large understairs storage cupboard housing electric fuse box and meter. Stairs giving access to first floor. Door to;-

LOUNGE
14' 2" x 10' 3" (4.32m x 3.12m) Wood effect flooring, smooth finish ceiling, coved ceiling, ceiling spotlights. TV aerial point and telephone point (subject to service providers regulations). uPVC double glazed window to rear overlooking rear garden. uPVC double glazed sliding doors leading to;-

KITCHEN/BREAKFAST ROOM
20' 5" x 8' 9" (6.22m x 2.67m)
KITCHEN AREA
Comprising a range of wall base and drawer units with roll edge laminated working surfaces over. Inset stainless steel single drainer sink unit with mixer tap, inset 4 burner electric hob with oven under and cooker hood over. Space and plumbing for washing machine, space for American style fridge freezer. Larder style cupboard. Part tiled walls, tiled flooring. Electric Dimplex night storage heater. uPVC double glazed window to front.

BREAKFAST AREA
Continuation of tiled flooring. Space for table and chairs. UPVC double glazed sliding door leading to rear garden.

FIRST FLOOR LANDING
Smooth finish walls and ceiling. Electric Dimplex night storage heater. Door to;-

BEDROOM 1
14' 6" x 9' 1" (4.42m x 2.77m) Electric Dimplex heater. uPVC double glazed sliding door opening on to balcony.

BEDROOM 2
14' 2" x 10' 2" (4.32m x 3.1m) Electric heater, coved ceiling. uPVC double glazed window to rear.

BATHROOM
Comprising panelled bath with mixer tap and electric Triton shower unit and folding screen over. Pedestal wash hand basin with mixer tap. Part tiled walls, wood effect flooring. Cupboard housing hot water tank with storage under. uPVC double glazed window to front.

SEPARATE W.C
Low level close coupled dual flush WC. Wood effect flooring. uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN
Picket fence enclosing lawned front garden.

REAR GARDEN
20' 0" x 14' 0" (6.1m x 4.27m) Paved and lawned rear garden with flower and shrub borders. All enclosed by timber fencing and gate providing rear access.

TENURE
Leasehold- 125 years from 12th October 1987

MAINTENANCE
25th April 2019- 24th April 2020 - £59.30 per month

GROUND RENT
£10 per annum

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road
Shoreham-By-Sea
West Sussex
BN43 5WB

www.harrisonbrant.co.uk
01273 464642

See all our properties at
OnTheMarket.com

Osborne Court

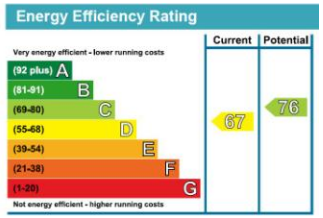
Ground Floor
Approximate Floor Area
399.34 sq ft
(37.1 sq m)

N

First Floor
Approximate Floor Area
399.34 sq ft
(37.1 sq m)

Approximate Gross Internal Area = 74.20 sq m / 798.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright GDImpact 2018



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.
Items shown in the photographs are not necessarily included in the sale.
VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT
VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.