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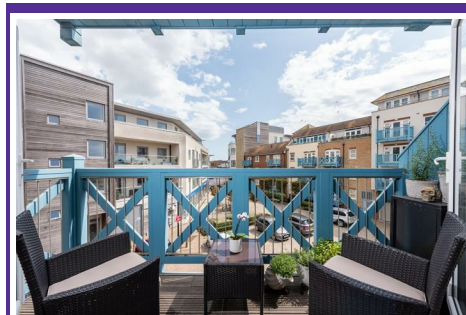
Carrick Walk, Broad Reach Mews, Shoreham-By-Sea, BN43 5EJ



Offers Over £325,000



A location not to be missed! This fabulous 2 bedroom town centre apartment, with secured parking and a balcony is perfectly positioned in central Shoreham to enjoy all the local area has to offer.



The Property

Carrick Walk is a beautifully kept 2 bedroom apartment with secured parking and stunning balcony offering views towards Shoreham High Street and the River Adur. The property benefits from an En-suite shower room in the master bedroom, bright and spacious open plan living, good size bedrooms, double glazing and a fully fitted bathroom suite. Please call 01273 661577 to arrange your viewing.

The Location

The ever popular Ropetackle development is perfectly positioned in central Shoreham backing onto the River Adur. Shoreham train station can be found within just half a mile with the High Street and its growing café culture on your doorstep. Shoreham Beach can be accessed via the local footbridge on the High Street or by vehicle over the Norfolk Bridge making this an ideal West Sussex destination giving easy access to Brighton, Hove, Worthing and London.

Approx Train Times from Shoreham;

Brighton - 16-18 mins

Hove - 12 mins

Worthing - 18 mins

London Victoria - 65-70 mins

T: 01273 661577

- A fantastic location in central Shoreham by Sea
- Secured, Gated Parking
- Light & Spacious Living
- Engineered Wood Flooring Throughout
- Ropetackle Hard Slipway within 200m
- 2.8m wide Balcony with views
- 2 Good Sized Bedrooms
- Beautifully Kept
- 999 Year Lease from 2004



Communal Entrance

With stairs and lift to: 2nd floor.

Front Door

Opening to;

Entrance Hallway

14'5" x 6'10" (4.4 x 2.09)

With engineered wood flooring, gas central heating radiator, cupboard with storage and plumbing for a washing machine.

Open Living Area/ Fitted Kitchen

24'11" x 21'3" (7.6 x 6.5)

(Maximum room measurements) Beautiful engineered wood flooring, gas central heating radiator, double glazed window to side aspect with further window and door opening to the balcony. The Kitchen has a matching range of wall and base mounted units with ample workspace over with a 4 ring Bosch gas hob, electric oven, stainless steel splashback and extractor fan over. Integrated dishwasher, tiled splashback, raised breakfast style bar, space for a free standing tall fridge/freezer, tiled flooring.

Balcony

Offering a superb view along Shoreham High Street with The River Adur to your side. Decked with room for a table and 2 chairs.

Bedroom 1

16'4" x 9'10" (5 x 3)

Engineered wood flooring, double glazed window, fitted wardrobe, gas central heating radiator.

En-Suite

A fitted shower cubicle with folding shower door with overheard electric shower with tiled walls. Tiled flooring, wash hand basin with vanity storage and low level W.C with push button flush.

Bedroom 2

14'5" x 6'10" (4.4 x 2.09)

Engineered wood flooring, double glazed window, gas central heating radiator.

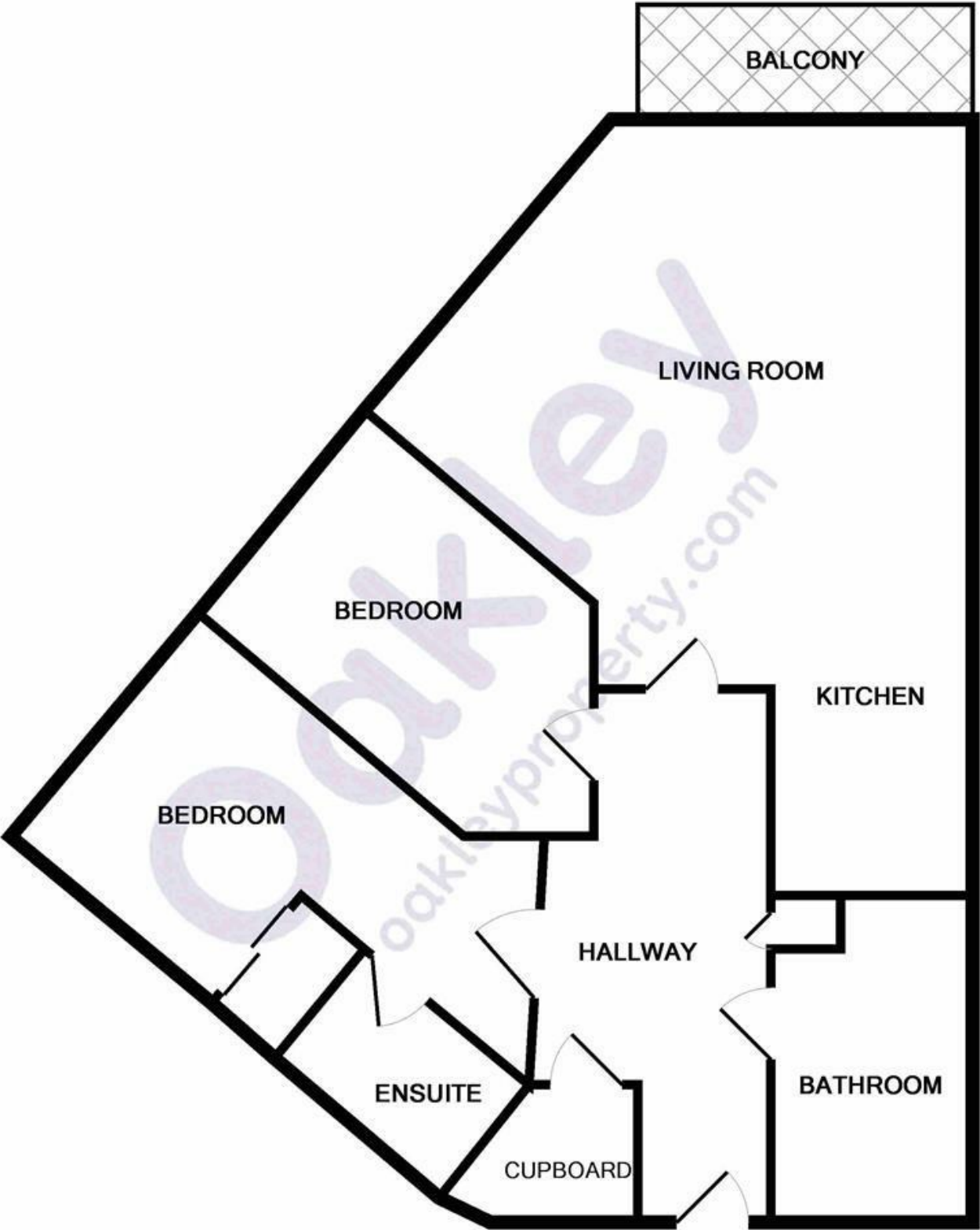
Bathroom

A fully fitted white suite with panelled bath with shower attachment, part tiled walls, low level W.C, wash hand basin with vanity cupboard and shelf. Tiled flooring. Extractor fan.

Secured Parking Space

Gated car park found at the rear of the building with an allocated parking space.







Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

Tenure Leasehold
 Lease Term - 999 years
 Years Remaining
 Ground Rent - £250 pa
 Service Charge 2019 - 2020 - £1,522.72

Brighton & Hove City Office Residential Sales & New Homes

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 E brighton@oakleyproperty.com

Shoreham-by-Sea Office Residential Sales, Lettings & New Homes

T 01273 661577
 E shoreham@oakleyproperty.com

Lewes Town & Country Office Residential Sales, Lettings and New Homes

T 01273 487444
 E lewes@oakleyproperty.com

The London Office Residential Sales

T 020 839 0388
 E enquiries@tlo.co.uk

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