



16 Gosport Court | Harbour Way | Shoreham-by-Sea | BN43 5PH

£250,000

Harrison Brant are delighted to offer this well presented 2 double bedroom ground floor flat with private southerly facing balcony and allocated parking space situated within this small purpose built block on Shoreham Beach. Other features and accommodation include; open plan lounge kitchen with integrated kitchen appliances, en-suite to master bedroom, further modern fitted bathroom/W.C, gas heating, double glazing and a useful communal bike store. Situated within approximately 0.8 miles of the Adur Ferry Footbridge which provides access to Shoreham Town Centre with its range of bars, restaurants and shopping facilities as well as the mainline railway station.

- 2 Bedrooms
- Ground Floor Flat
- Southerly Facing Balcony
- Open Plan Lounge/Kitchen
- En-Suite to Master Bedroom
- Further Bathroom/W.C
- Allocated Parking Space
- Communal Bike Store
- Popular Location
- Viewing Recommended



Property Description

COMMUNAL FRONT DOOR

With secure entry phone leading to;-

COMMUNAL HALLWAY

Personal front door with spy hole leading to;-

ENTRANCE HALL

Central heating radiator, wood effect flooring, smooth finish walls and ceiling. Wall mounted door entry phone receiver. Airing cupboard housing hot water cylinder with shelving above. Further built in shelved storage cupboard housing electric fuse box. Door to;-

OPEN PLAN LOUNGE/KITCHEN

20' 1" x 12' 1" (6.12m x 3.68m)

LOUNGE AREA

Central heating radiator with thermostatic valve, continuation of wood effect flooring, smooth finish walls and ceiling. TV aerial point and telephone point (subject to service providers regulations). Southerly facing uPVC double glazed door leading to private balcony.

KITCHEN AREA

Comprising a range of modern white wall, base and drawer units with roll edge laminated working surfaces over. Inset stainless steel 1 1/2 bowl sink unit with mixer tap, inset four burner Bosch gas hob with cooker hood over and matching electric oven under. Integrated Bosch fridge/freezer, dishwasher and washing machine. Part tiled walls, continuation of wood effect flooring. Cupboard housing Potterton gas boiler, central heating radiator. Southerly facing uPVC double glazed sliding door leading to private balcony.

PRIVATE SOUTHERLY FACING BALCONY

9' 2" x 3' 11" (2.79m x 1.19m) Decked balcony with aluminium railings.

BEDROOM 1

11' 10" x 9' 10" (3.61m x 3m) Central heating radiator, smooth finish walls and ceiling. Built in double wardrobe with hanging rail and shelving. uPVC double glazed window with fitted colonial style wooden shutters to rear. Door to;-

EN-SUITE SHOWER ROOM

Comprising tiled shower cubicle with thermostatically controlled shower unit and folding door. Low level push button WC. with concealed cistern. Vanity unit with inset wash hand basin with mixer tap. Part tiled walls, wood effect flooring, central heating radiator. Smooth finish ceiling, ceiling spotlights. Electric shaver point.

BEDROOM 2

12' 1" x 8' 2" (3.68m x 2.49m) Central heating radiator, smooth finish walls and ceiling. Two uPVC double glazed windows with fitted colonial style wooden shutters to front.

BATHROOM/WC

Modern white suite comprising panelled bath with hand grips and mixer tap, hand held shower attachment. Low level push button WC. with concealed cistern. Vanity unit with inset wash hand basin with mixer tap. Part tiled walls, wood effect flooring, central heating radiator, smooth finish ceiling, ceiling spot lights. Electric shaver point.

OUTSIDE

PARKING SPACE

number 257

COMMUNAL BIKE STORE

Situated to rear of building

TENURE

Leasehold- 125 years from 1st June 2005

MAINTENANCE

01/07/2019 - 31/12/2019 - £628.29

GROUND RENT

£150 per annum



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

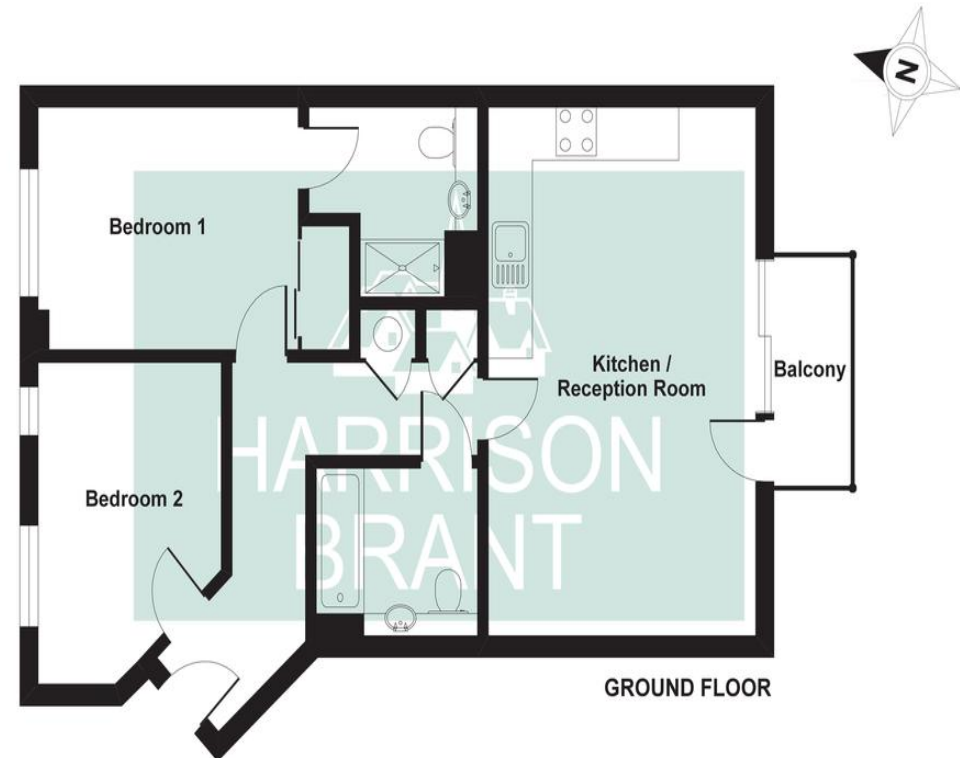
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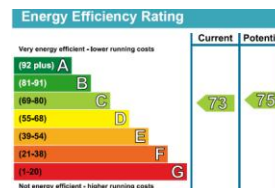
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APPROX. GROSS INTERNAL FLOOR AREA 675 SQ FT 62.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

