



12 Sussex Wharf, Shoreham-By-Sea , West
£1,125 Per monthPCM



middletton
estates



Third Floor

Entrance Hall

Open Plan
Kitchen / Living
Space
29'6 x 11'6

Bedroom 1
14'5 x 12'10

En Suite

Bedroom 2
11'1 x 10'9

Bathroom

Hallway
Storage
Cupboard

Allocated
Parking Space

IMMACULATELY PRESENTED 2 DOUBLE BEDROOM FLAT WITH VIEWS OF THE RIVER ADUR

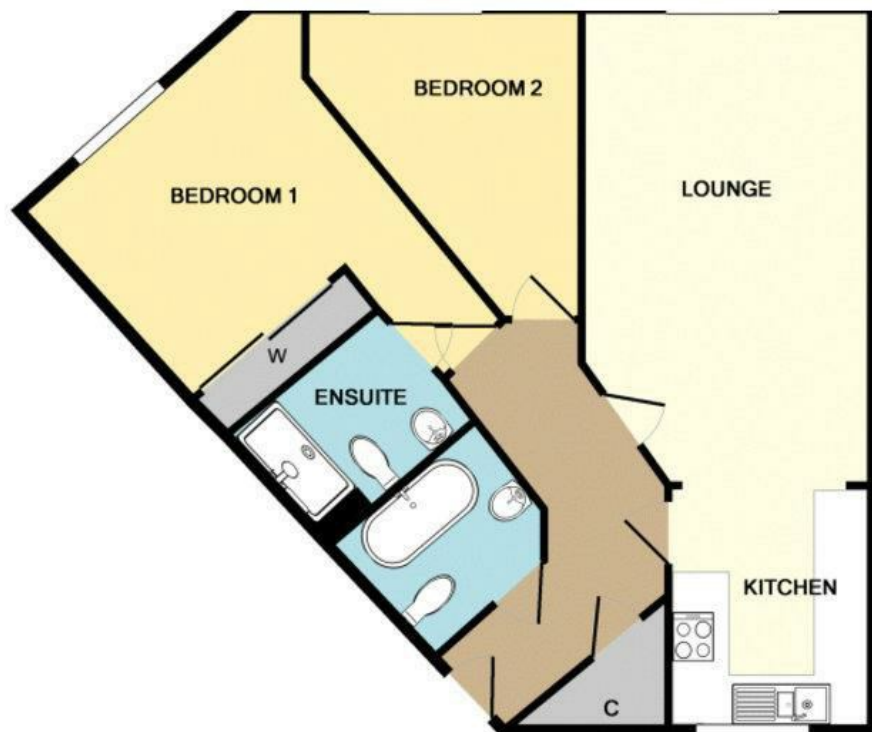
2 BEDROOMS, 2 BATHROOMS, OPEN PLAN KITCHEN / LIVING SPACE, ALLOCATED PARKING SPACE

Middleton Estates are delighted to offer this immaculately presented third floor flat. Offering 2 double bedrooms, spacious 29' Open Plan Kitchen Living Dining Room all with views across the River Adur. The En Suite shower room to the master and family bathroom are finished to a modern standard. Other benefits include Gas Central Heating, double glazing throughout and an allocated parking space with

additional visitor permits. Located within 5 minutes walk of the beach and walking distance of local shops as well as Shoreham Beach School. Shoreham By Sea offers a range of sought after private and state schooling. Shoreham mainline railways station has direct fast links to London Victoria and London Bridge.

Available end of January 2020.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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	
(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	

"Call us for your free valuation."