



21, Swanborough Court New Road | | Shoreham-By-Sea
BN14 6D7





21, Swanborough Court New Road | | Shoreham-By-Sea | BN43 6RZ

£214,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE SECOND FLOOR PURPOSE BUILT FLAT, LOCATED IN THE HEART OF THE TOWN CENTRE. THE FLAT BENEFITS FROM 2 BEDROOMS, DUAL ASPECT LOUNGE, MODERN KITCHEN, BATHROOM AND UNDERCROFT PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

Front door leading to:

ENTRANCE HALL

Security door entry phone system, door giving access to airing cupboard with slatted shelving, pre-factory lagged copper cylinder hot water tank with fitted immersion heater, cloaks hanging area, laminate wood flooring.

Door off entrance hall to:

LOUNGE

15'07 x 14'02 (4.75m x 4.32m)

Having a dual aspect, double glazed windows to the front having a southerly aspect, high level double glazed window to the side having an easterly aspect with glimpses of The South Downs, 'HAVERLAND' electric radiator, spot light.

Twin doors off lounge to:

KITCHEN/BREAKFAST ROOM

12' x 8'06 (3.66m x 2.59m)

Comprising stainless steel sink unit with mixer tap inset into sparkle effect work top, slow closing cupboards under, space and plumbing for

washing machine to the side, tiled splash back, complimented by matching wall units over, adjacent matching sparkle work top to the side with inset 'NEUE' four ring electric hob, 'NEUE' electric oven under, slow closing drawers and cupboards under, stainless steel and tiled back splash, complimented by matching wall units over, integrated extractor hood, space for tall fridge/freezer to the side, double glazed bay window to the rear with glimpses of The South Downs, vinyl flooring, spot lighting.

Door off entrance hall to:

BEDROOM 1

12'11 x 8'11 (3.94m x 2.72m)

Double glazed windows to the rear having an easterly aspect with glimpses of The South Downs, 'HAVERLAND' electric radiator, high level display shelving with down lights.

Door off entrance hall to:

BEDROOM 2

11'01 x 8'10 (3.38m x 2.69m)

Double glazed windows to the front having a favoured southerly aspect, 'HAVERLAND' electric radiator.

Door off entrance hall to:

BATHROOM

Being part tiled, comprising panelled bath with hot and cold taps, wall mounted 'TRITON T80' shower unit with separate shower attachment, folding shower screen, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, vinyl flooring, frosted double glazed windows, spot lighting.

UNDERCROFT PARKING

Allocated undercroft parking space No: 21.

OUTGOINGS

MAINTENANCE:- £625 EVERY SIX MONTHS

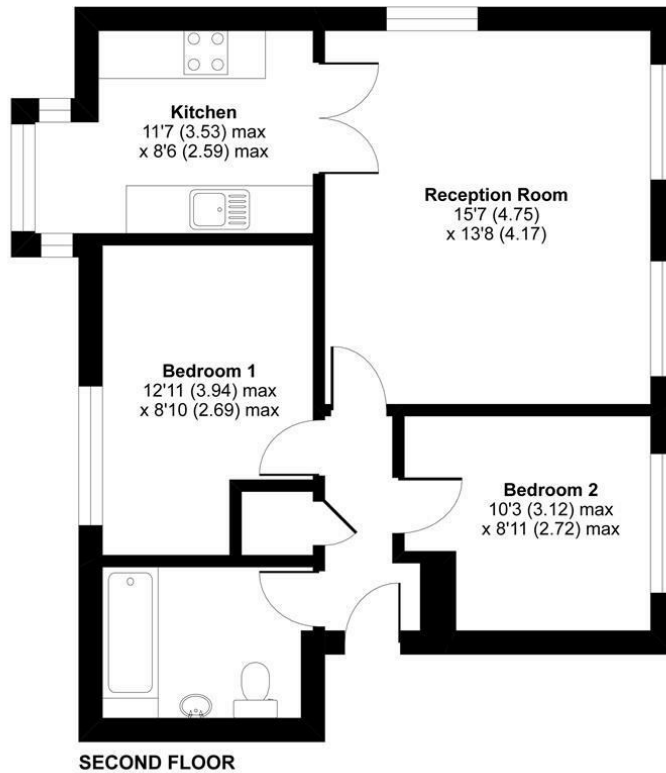
GROUND RENT:- NON-APPLICABLE

LEASE:- 150 YEARS REMAINING



New Road, Shoreham-by-Sea, BN43

Approximate Area = 623 sq ft / 57.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 659612.



Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	