



19 Widewater Court West Beach | | Shoreham-By-Sea | BN43





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£305,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TWO BEDROOM SECOND FLOOR PURPOSE BUILT FLAT. THE PROPERTY IS LOCATED ON SHOREHAM BEACH AND HAS STUNNING VIEWS FROM BOTH BEDROOMS AND THE WESTERLY ASPECT BALCONY.

THE FLAT BENEFITS FROM SPACIOUS ENTRANCE HALL, 2 DOUBLE BEDROOMS, DUAL ASPECT LIVING / DINING ROOM, KITCHEN, WEST FACING BALCONY, BATHROOM, ALLOCATED PARKING SPACE & GARAGE.

NO CHAIN

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT - 01273 461144

- STUNNING VIEWS
- SHOREHAM BEACH
- 2ND FLOOR APARTMENT
- WEST FACING BALCONY
- TWO DOUBLE BEDROOMS
- NO CHAIN
- GARAGE & STORE ROOM
- 24FT DUAL ASPECT LIVING / DINING ROOM
- SHARE OF FREEHOLD
- 01273461144

COMMUNAL ENTRANCE

Entry phone system with stair to the 2nd Floor.

ENTRANCE HALL

23'01 x 4'07 (7.04m x 1.40m)

Personal door to front, doors giving access to all rooms, storage cupboard and Utility cupboard.

LIVING / DINING ROOM

24'03 x 11' (7.39m x 3.35m)

Double glazed Easterly aspect window, Westerly facing double glazed doors leading out on to the Balcony.

WEST FACING BALCONY

11' x '07 (3.35m x '2.13m)

Stunning Westerly aspect views of Widewater, Shoreham Beach, the South Downs and far views of Worth and the Pier.

KITCHEN

11' x 7'07 (3.35m x 2.31m)

Extensive range of wall and base level units, inset sink and drainer

unit, built in eye level oven, inset hob, space for appliances, Double glazed Easterly aspect window.

MASTER BEDROOM

13'09 x 9'05 (4.19m x 2.87m)

Double glazed Westerly aspect window with views, built in wardrobes.

BEDROOM

13' x 11' (3.96m x 3.35m)

Double glazed Westerly aspect window with views, built in wardrobes.

BATHROOM

Matching white suite comprising panel enclosed bath, pedestal wash hand basin, low level W.C, double glazed obscure glass window.

OUTSIDE

GARAGE

18' x 10'07 (5.49m x 3.23m)

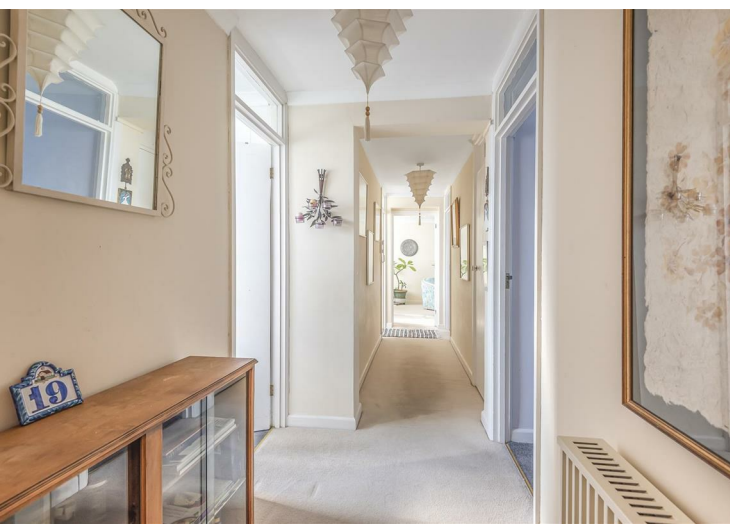
Metal up and over door, with power and light, door to internal store room

MAINTENANCE CHARGES

£1,020 paid every 6 months.

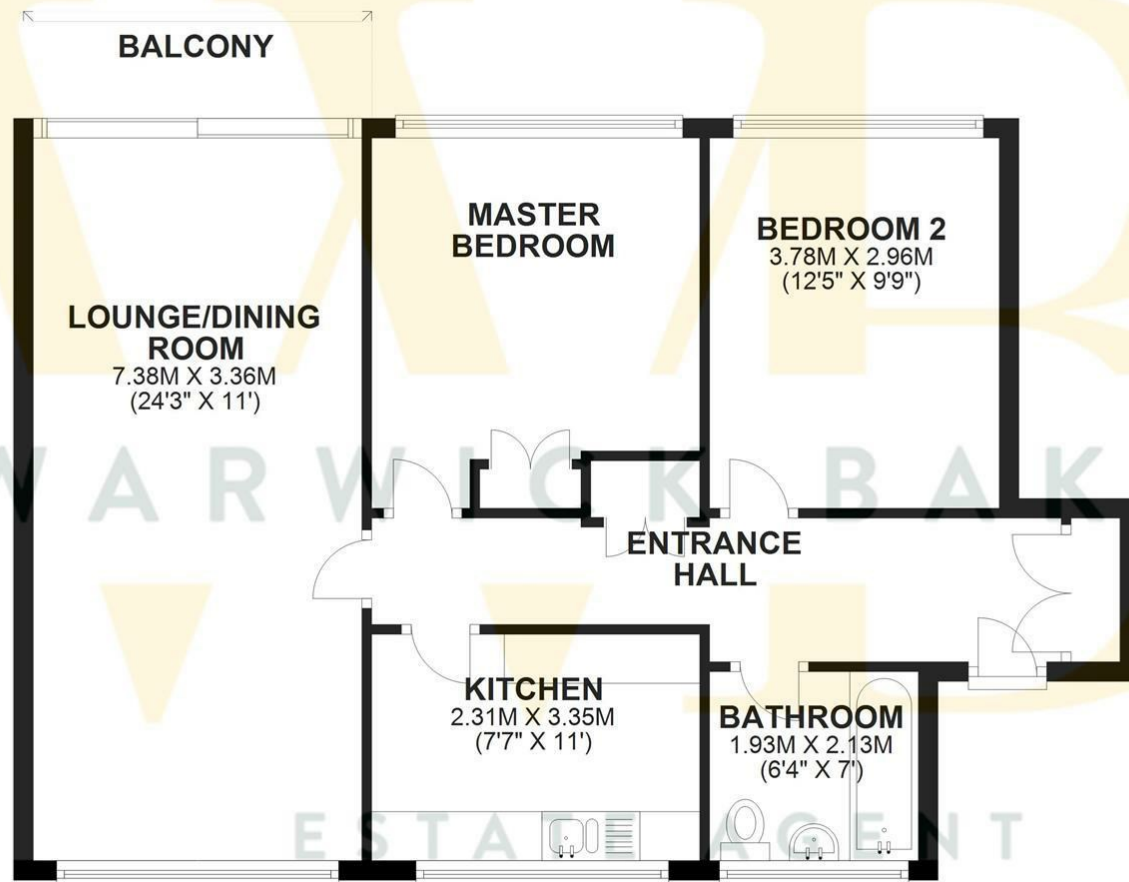
LEASE

999 years from 1961

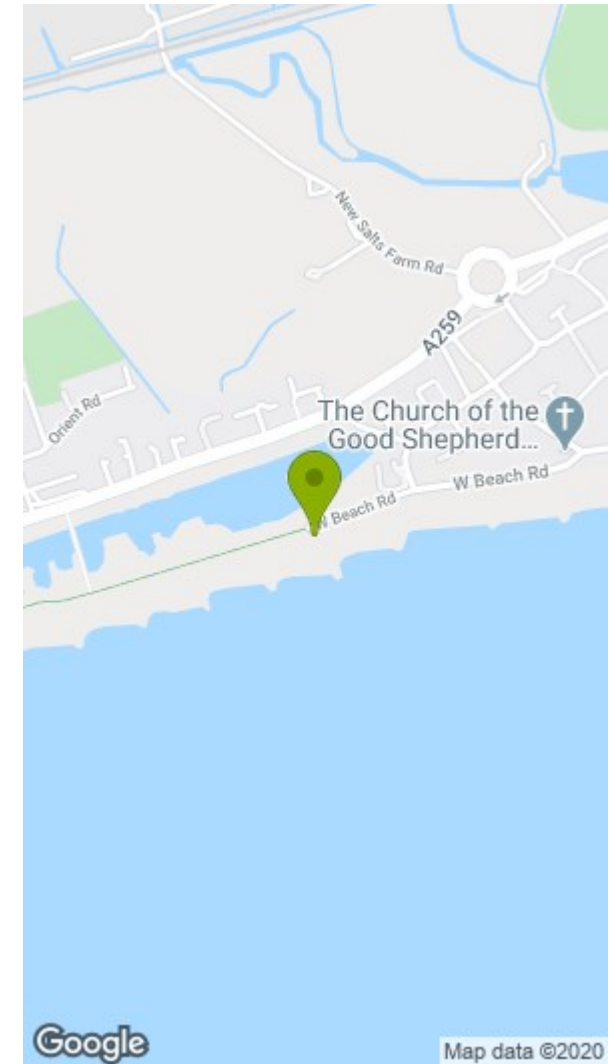


SECOND FLOOR

APPROX. 73.0 SQ. METRES (785.2 SQ. FEET)



TOTAL AREA: APPROX. 73.0 SQ. METRES (785.2 SQ. FEET)



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