



Flat 6 Princes Court Beach Green | | Shoreham-By-Sea

LDN12 5Y1



WARWICK BAKER
ESTATE AGENT





Flat 6 Princes Court Beach Green | | Shoreham-By-Sea | BN43 5YL

£250,000

- SHOREHAM BEACH
- 18FT LIVING DINING ROOM
- IDEAL INVESTMENT OR FIRST PURCHASE
- RENOVATED TO A HIGH STANDARD
- TWO DOUBLE BEDROOMS
- 01273 461144
- TRIPLE ASPECT
- BATHROOM WITH SHOWER & BATH
- MODERN FITED KITCHEN
- RENEWED LEASE

COMMUNAL ENTRANCE

Communal doors, stairs to the First Floor.

ENTRANCE HALL

Solid wood door to front, doors giving access to all rooms, airing cupboard.

LIVING / DINING ROOM

18'05 x 12'09 (5.61m x 3.89m)

Southerly aspect window with feature LED coffer lighting.

KITCHEN / BREAKFAST ROOM

12'04 x 8'06 (3.76m x 2.59m)

Fully refitted modern range of wall and base level units, work surfaces over, inset sink and drainer unit, inset 4 ring hob, oven under, extractor over, space for appliances, double glazed window with views of Shoreham Airport and Lancing College.

BEDROOM ONE

14'08 x 11'00 (4.47m x 3.35m)

Southerly aspect windows.

BEDROOM TWO

11'06 x 9'11 (3.51m x 3.02m)

Double glazed Westerly aspect window.

BATHROOM

Matching suite, oval bath with centre taps, separate step in shower cubicle, wash hand basin with cupboards under. Double glazed obscure glass window.

W.C

Modern low level W.C, double glazed obscure glass window.

LEASE HOLD

LEASE:- 125 years from 1980 (currently being extended with 90 years added)

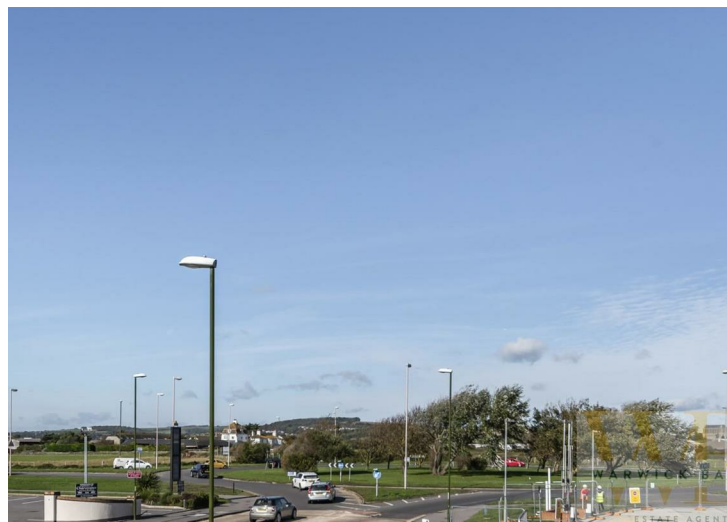
GROUND RENT:- £60 PER ANNUM

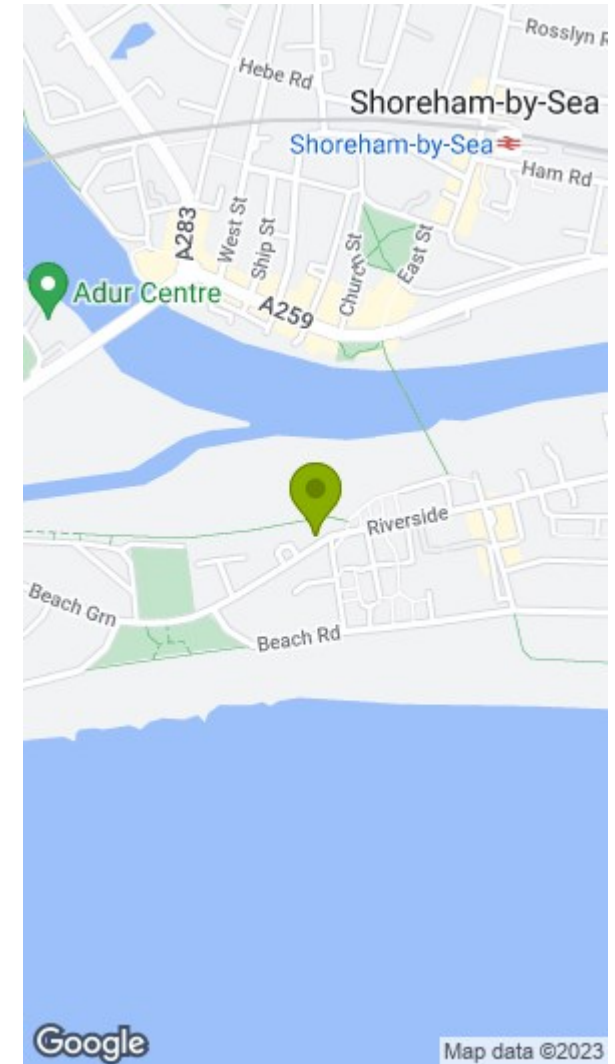
MAINTENANCE:- £740 PER ANNUM

BUILDING INSURANCE:- £469.28 PER ANNUM

DISCLOSABLE INTEREST

Please note, the Vendor of the property is an employee of Warwick Baker Estate Agents.





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		
(55-68) D			(55-68) 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	