



12 Penzance House Harbour Way | | Shoreham-By-Sea

BN14 5DE

**WB**  
WARWICK BAKER  
ESTATE AGENT





## 12 Penzance House Harbour Way | | Shoreham-By-Sea | BN43 5BF

£260,000

\*\*\* £260,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED TOP FLOOR APARTMENT IN SUSSEX WHARF.

LOCATED ON SHOREHAM BEACH THE PROPERTY HAS TWO DOUBLE BEDROOMS, MASTER WITH EN SUITE, SOUTHERLY ASPECT 21'3 OPEN PLAN KITCHEN/LIVING/DINING ROOM, FAMILY BATHROOM AND PARKING.

OFFERED WITH NO CHAIN, VACANT - CALL NOW TO VIEW - 01273 461144

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SOUTHERLY ASPECT LIVING / DINING ROOM
- EN SUITE TO BEDROOM ONE
- BATHROOM WITH WINDOW
- 21'3 LIVING / DINING / KITCHEN
- VACANT - NO CHAIN
- CAR PARKING SPACE
- CALL NOW TO VIEW
- 01273 461144

## COMMUNAL ENTRANCE

Entry phone system, stairs to 2nd Floor Landing.

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards, Rear aspect window.

## LIVING / DINING ROOM / KITCHEN

**21'3 x 13'3 (6.48m x 4.04m)**

Southerly aspect bay window.

Range of wall and base units with work surfaces, inset sink unit, inset hob, oven under, extractor over, integrated dishwasher, fridge and freezer, washing machine.

## BEDROOM ONE

**17'2 11'5 (5.23m x 3.48m)**

Southerly aspect window, wardrobes, door to

## EN SUITE

Step in shower cubicle, wash hand basin, W.C.

## BEDROOM TWO

**9'10 x 7'10 (3.00m x 2.39m)**

Rear aspect window, fitted wardrobes.

## BATHROOM

Matching white suite, bath with shower attachment. wash hand basin, W.C. Rear aspect window.

## OUTSIDE

## PARKING

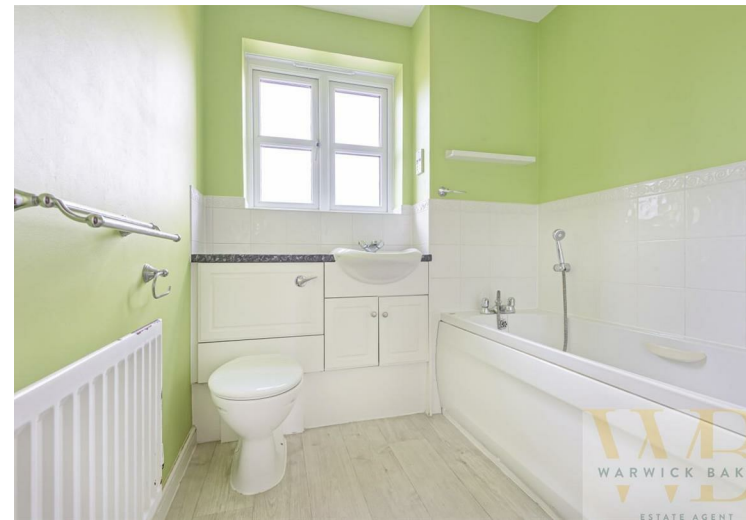
There is allocated parking for one car.

## LEASEHOLD OUT GOINGS

LEASE - 125 years from 1 June 2005 - 107 YEARS REMAINING

MAINTENANCE - £1,700 approx per annum

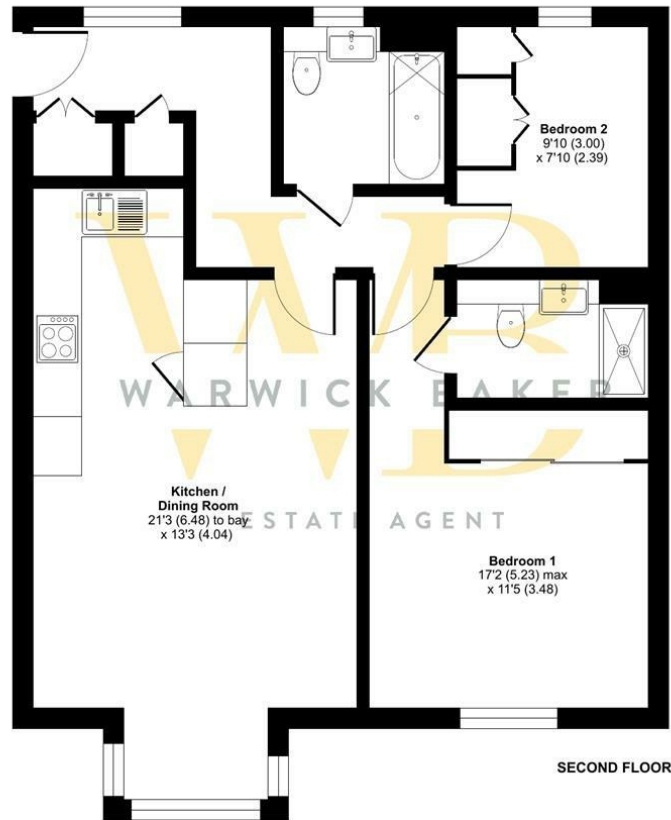
GROUND RENT - £150 per annum





Penzance House, Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 723 sq ft / 67 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 871993



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	