



19, Quayside Hancock Way | | Shoreham-By-Sea | BN43 5JG

WB
WARWICK BAKER
ESTATE AGENT

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£239,950

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Warwick Baker Estate Agents are delighted to offer this rarely available ground floor, purpose-built flat, constructed circa 2005.

Ideally situated for commuters, the property is within approximately one mile of the footbridge providing access to the mainline railway station, with services reaching London Victoria in around 80 minutes.

The well-presented accommodation comprises an entry phone system, entrance hall, two bedrooms, a spacious 15' dual aspect lounge, modern fitted kitchen and modern bathroom. The main bedroom further benefits from an en-suite shower room.

- ENTRY PHONE SYSTEM
- 'Z' SHAPED ENTRANCE HALL
- 15' DUAL ASPECT LOUNGE
- FORMAL SOUTH FACING PATIO AREA
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- MODERN BATHROOM
- SECURE GATED ALLOCATED PARKING SPACE
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL

24'11" in length (7.6m in length)

Being 'Z' shaped, security door entry phone system, door giving access to storage cupboard with shelf, door giving access to airing cupboard housing 'MEGAFLOW' pressurised hot water cylinder, single panel radiator, double glazed windows to the rear, LED downlighting.

Door off entrance hall to:

LOUNGE

15'3" x 12'8" (4.66 x 3.87)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, two double panelled radiators, two sets of spotlights.

Twin double glazed French doors to the front giving access to:

FORMAL PATIO GARDEN

Having a favoured southerly aspect, patio slabs, variety of flowers and shrubs.

Doorway off lounge to:

KITCHEN

10'8" x 6'2" (3.26 x 1.90)

Comprising granite effect worktop with inset 1 1/4 bowl

stainless steel sink unit with mixer tap, storage cupboards under, built in integrated 'PROLINE' dishwasher to the side, space and plumbing for washing machine to the side, tiled splashback, complemented by matching wall units over with downlighting, adjacent matching worktop with inset 'HOTPOINT' four ring electric hob, built in 'HOTPOINT' double electric oven under, drawers and cupboards to the side, tiled splashback, complemented by matching wall units over, stainless steel and glass extractor hood to the side, further adjacent matching work top with drawer and cupboard under, tiled splashback, complimented by frosted glazed storage cupboard over, space for tall fridge/freezer to the side, 'KARNDEAN' style flooring, double glazed window to the rear, LED downlighting.

Door off entrance hall to:

BEDROOM 1

11'11" x 7'4" (3.65 x 2.25)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being part tiled, comprising pedestal wash hand basin with mixer tap, low level wc, heated hand towel rail, step in fully tiled shower cubicle with built in shower, separate shower attachment, twin sliding shower doors.

Door off entrance hall to:

BEDROOM 2

11'11" x 8'7" (3.65 x 2.64)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Door off entrance hall to:

BATHROOM

Being part tiled, comprising panel bath with mixer tap with separate shower attachment, twin hand grips, pedestal wash hand basin with mixer tap, low level wc, heated hand towel rail, frosted double glazed window, LED downlighting, extractor fan.

ALLOCATED PARKING SPACE

Secure off road parking space in a gated compound, No: 19.

OUTGOINGS

MAINTENANCE:- Adur Property Management Ltd (Shoreham) is £150 per year.

Priors Property Management is £1440.32 per year.

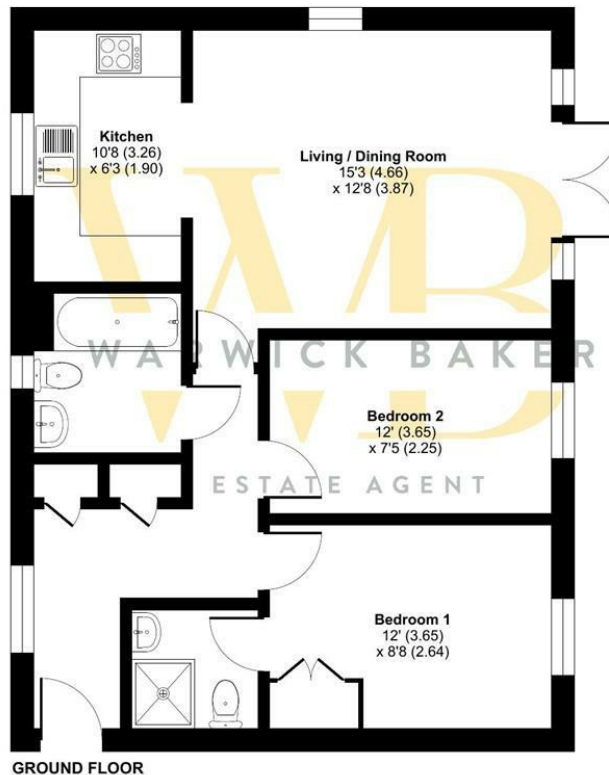
GROUND RENT:- Pier Management (Ground Rent) is £130.86 per year.

LEASE:- Approx. 985 YEARS remain



Hancock Way, Shoreham-by-Sea, BN43

Approximate Area = 654 sq ft / 60.7 sq m
For identification only - Not to scale



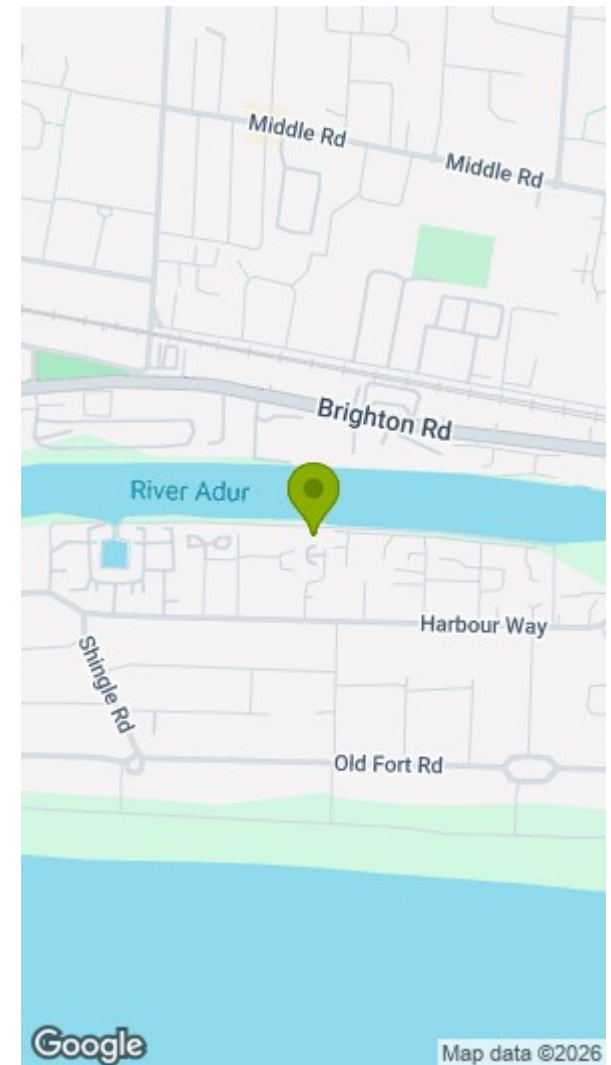
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1525381

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	