

Flat 4, Doveley's Court Riverside Road | | Shoreham | BN43 5BB







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£219,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL AND RARELY AVAILABLE APARTMENT, SITUATED ON THE FIRST FLOOR OF A PURPOSE-BUILT BLOCK. JUST A STONE'S THROW FROM THE FORESHORE AND FOOTBRIDGE, THIS PROPERTY OFFERS A WARM WELCOME WITH AN ENTRANCE LOBBY, A SPACIOUS LANDING, TWO GENEROUS DOUBLE BEDROOMS, AND A BRIGHT DUAL ASPECT 14' LOUNGE. THE MODERN KITCHEN WITH BREATHTAKING RIVER VIEWS IS IDEAL FOR CULINARY ENTHUSIASTS, COMPLEMENTED BY A STYLISH BATHROOM. ENJOY THE CONVENIENCE OF A GARAGE WITH A PARKING SPACE RIGHT IN FRONT. AN INTERNAL VIEWING IS STRONGLY ENCOURAGED BY THE VENDORS' SOLE AGENT, AND THERE'S THE ADDED BENEFIT OF NO UPWARD CHAIN.

- LANDING
- MODERN BATHROOM
- IDEAL FOR BUY TO LET INVESTORS
- TWO DOUBLE BEDROOMS
- COMMUNAL REAR BALCONY WITH RIVER VIEWS
- NO UPWARD CHAIN
- 14' DUAL ASPECT LOUNGE
- GARAGE IN COMPOUND PARKING SPACE
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS

Part frosted double glazed front door leading to:

ENTRANCE LOBBY
3'10" x 2'10" (1.17m x 0.86m)
Cloaks hanging area.

Stairs with handrail up from entrance lobby to:

LANDING
Tiled flooring, double panelled radiator, door giving access to storage cupboard housing gas meter, door giving access to storage cupboard housing electric meter, door giving access to large storage cupboard.

Door off landing to:

LOUNGE
14'2" x 11'8" (4.34 x 3.56)
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, feature open fireplace with tiled surround, wood mantle, tiled hearth, double panelled radiator.

Door off landing to:

KITCHEN
Comprising granite effect worktop with inset stainless steel sink unit with hot and cold taps, storage cupboards under, tiled splash back, matching adjacent worktop with inset four ring electric hob, drawers and storage cupboards under, tiled splash back, complemented by matching wall units over with under counter lighting, glass and stainless steel extractor hood, ' VAILLANT ' wall mounted gas fired combination boiler to the side, further adjacent matching worktop with electric oven under, tiled splash back, complemented by matching wall units over with under counter lighting, space for tall fridge/freezer, single panel radiator, tiled flooring, double glazed windows to the rear with direct views of The River Adur, the footbridge, central Shoreham and The South Downs.

Part double glazed door giving access to:

COMMUNAL BALCONY
With direct views of The River Adur, the footbridge, central Shoreham and The South Downs.

Door off landing to:

BEDROOM 1
Double glazed windows to the rear with direct views of The River Adur, the footbridge, central Shoreham and The South Downs, single panel radiator.

Door off landing to:

BEDROOM 2
Double glazed windows to the front having a favoured southerly aspect.

Door off landing to:

BATHROOM
Being fully tiled, comprising panel bath with mixer tap with separate shower attachment, twin sliding shower screens, low level wc, vanity unit with mixer tap, double doored storage cupboard under, heated hand towel rail, double doors giving access to airing cupboard with space and plumbing for washing machine, frosted double glazed windows, tiled flooring

GARAGE IN COMPOUND
With up and over door, parking space to the front.

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £100 PER MONTH

GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 29/09/2008











Riverside Road, Shoreham-by-Sea, BN43

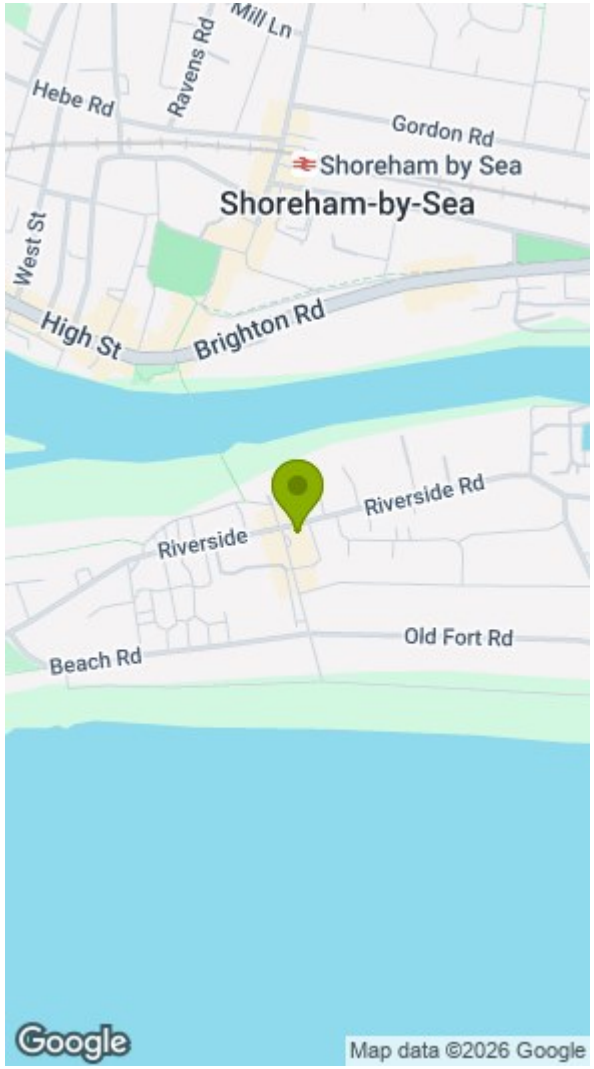
Approximate Area = 648 sq ft / 60.2 sq m

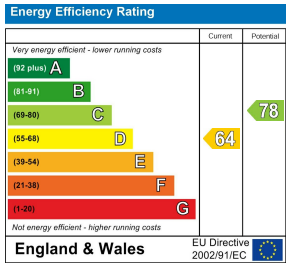
For identification only - Not to scale

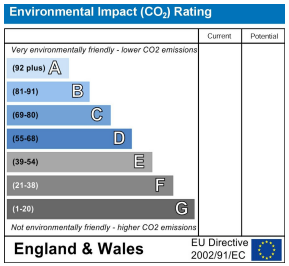


WARWICK BAKER ESTATE AGENT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1466085







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* 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