



4 Dolphin Mews | Shoreham-by-Sea | BN43 6QA

Offers Over £180,000

Harrison Brant are delighted to offer this spacious and well presented 1 double bedroom purpose built first floor (top) flat. Situated in a convenient central location, other features and accommodation include; 13' 9" x 13' 2" lounge/dining room, modern fitted kitchen, bathroom/W.C, double bedroom with fitted wardrobes, gas heating, double glazing and residents parking. Located in this cul-de-sac location approximately 0.3 of a mile from the mainline railway station and Shoreham town centre with its comprehensive range of bars, restaurants and shopping facilities. Internal inspection comes highly recommended.

- 1 Double Bedroom
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Bathroom/W.C
- Residents Parking
- Close to Town Centre
- Gas Heating & Double Glazing
- Viewing Recommended



Property Description

PERSONAL FRONT DOOR

Leading to;-

ENTRANCE HALL

Central heating radiator. Smooth finish walls. Coved ceiling. Wall mounted heating thermostat. Cupboard housing electric fuse box and meter. Wall mounted door entry phone receiver. Built in storage cupboard with shelves. Hatch to loft space. Door to;-

LOUNGE

13' 9" x 13' 2" (4.19m x 4.01m) Central heating radiator. Smooth finish walls. Coved ceiling. TV aerial point and telephone point. Fireplace with wooden surround and mantle. uPVC double glazed window to front.

KITCHEN

9' 5" x 9' 4" (2.87m x 2.84m) Range of wall and base units with roll edged laminated working surfaces over. Inset stainless steel 1 1/2 bowl sink unit with mixer tap. Inset 4 burner gas hob with electric oven under and cooker hood over. Space and plumbing for washing machine, space for further appliances. Part tiled walls. Tiled flooring. Wall mounted Worcester Bosch gas boiler. Coved ceiling. uPVC double glazed window to front.

DOUBLE BEDROOM

14' 1" (to wardrobe front) x 11' 8" (4.29m x 3.56m) Central heating radiator. Smooth finish walls. Coved ceiling. Built in floor to ceiling double wardrobe with mirror sliding doors housing hanging rail and shelves. uPVC doubled window to rear.

BATHROOM/WC

White suite comprising panelled bath with hand grips and electric shower unit over. Pedestal wash hand basin. Low level close coupled W.C. Fully tiled walls. Central heating radiator. Coved ceiling.

OUTSIDE

Residents parking to the front of the building

LEASE

99 years from 29/09/1998.

MAINTENANCE

For period 28/09/2020 – 24/03/2021 - £687.54

GROUND RENT

For period 28/09/2020 – 24/03/2021 - £37.50

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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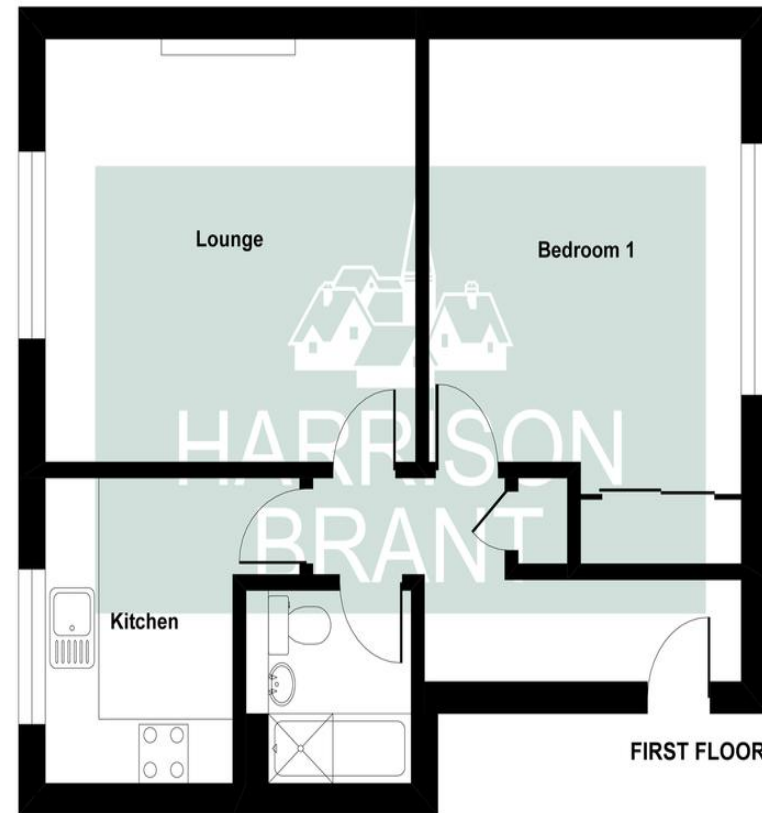
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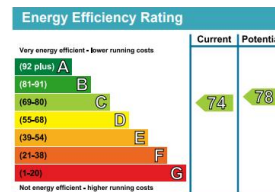
Dolphin Mews, Shoreham-by-Sea, BN43

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Harrison Brant Ltd. REF: 642153



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

