



## 6 Newport Sussex Wharf, Shoreham-By-Sea, West Sussex BN43 5BJ

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

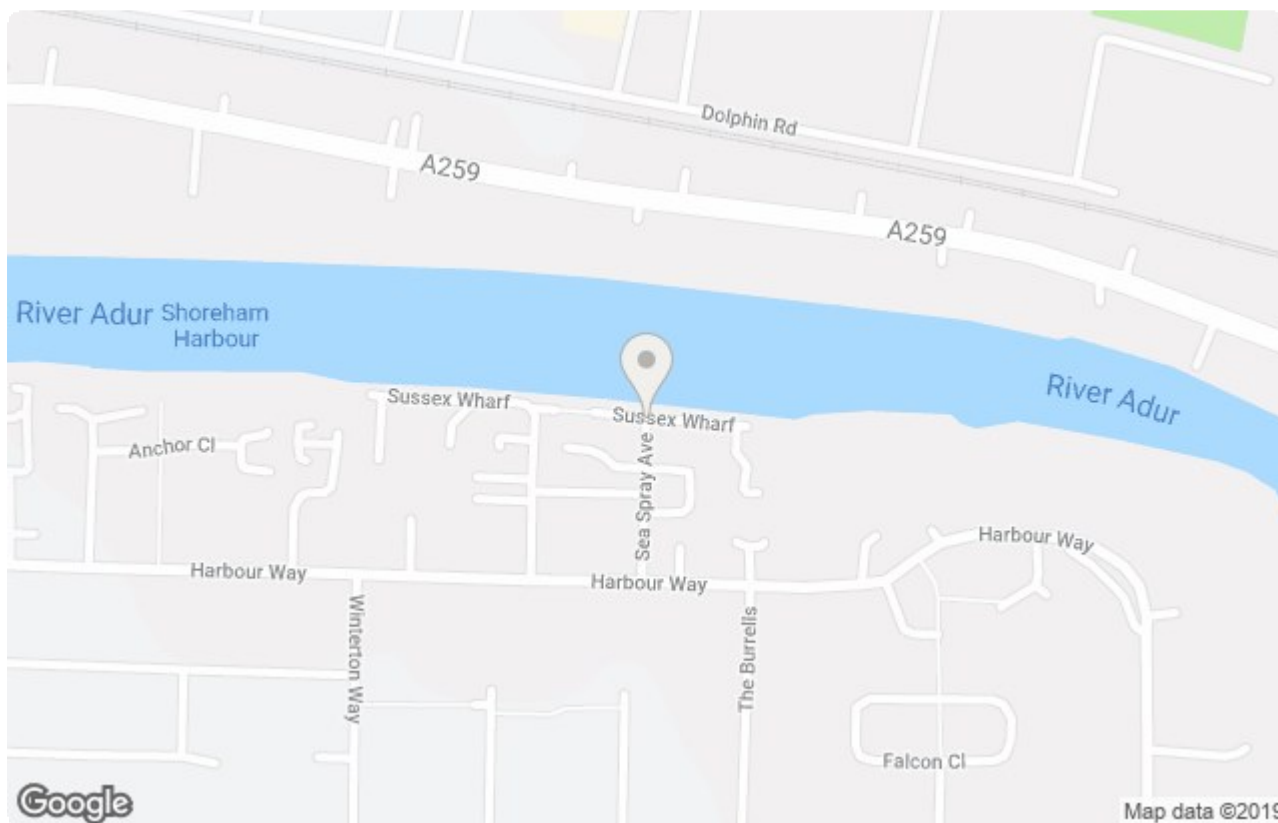
WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PURPOSE BUILT FLAT FORMING PART OF THE FIRST FLOOR WITH STUNNING VIEWS OF THE RIVER ADUR. THE PROPERTY BENEFITS FROM A SECURITY DOOR ENTRY PHONE SYSTEM, ENTRANCE HALL, LOUNGE WITH RIVER VIEWS, MODERN KITCHEN, PRIVATE BALCONY WITH RIVER VIEWS, TWO DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOM TO THE MASTER, MODERN BATHROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- BALCONY WITH RIVER VIEWS
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- MODERN BATHROOM
- EN -SUITE SHOWER ROOM TO MASTER BEDROOM
- PARKING
- NO UPWARD CHAIN
- SECURITY DOOR ENTRY PHONE SYSTEM
- LIVING ROOM WITH RIVER VIEWS
- SUSSEX WHARF DEVELOPMENT

**£250,000**







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Score	Band	Rating	Score	Band
A	88	A	A	38	A
B	85	B	B	35	B
C	82	C	C	32	C
D	79	D	D	29	D
E	76	E	E	26	E
F	73	F	F	23	F
G	70	G	G	20	G
England & Wales	88		England & Wales	38	