



# Lawton & Dawe

## PROPERTIES



### Quay Court 201 Harbour Way

, Shoreham-By-Sea, BN43 5HZ

### Offers In The Region Of £265,000

Lawton and Dawe are pleased to have for sale this ground floor, split level, two bedroom flat in purpose built block of only 12 flats - practically on Shoreham Beach with a river view from the master bedroom! The flat comprises of modern kitchen with wooden worktops and dark grey units and built in appliances. Large 18ft lounge with space for dining and relaxing. Two double bedrooms and a neutral bathroom with bath and shower. Features include hallway storage, exposed brick detail and central heating. Close to road parking and also a single garage within the block. Ground level offers the advantage of a small communal garden area, but is also close to the beach! Chain free.

Share of freehold  
Lease length - 997 years  
Service charge - £1800.00 per annum with equal payments of £150.00 per month  
Ground rent - None applicable

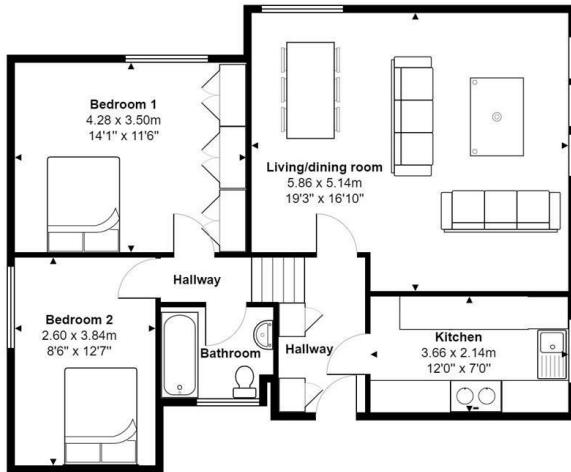
- Share of Freehold
- 2 Double bedrooms
- Near Shoreham beach
- Large 18ft lounge
- Chain free
- Shared outdoor area
- Garage and off street parking

### Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791 if you wish to arrange a viewing appointment for this property or require further information



## Floor Plan



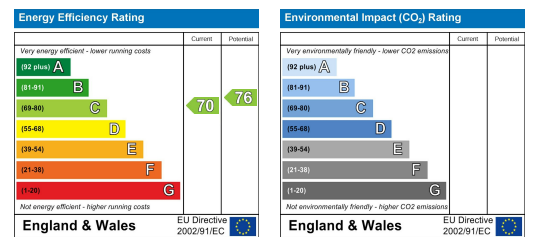
All measurements are approximate and for display purposes only

Total Area: 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup>

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.