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Description

ROBERT LUFF & Co are delighted to offer for sale a Two-Bedroom Balcony Flat at Dunwich Sussex Wharf, Shoreham Beach, BN43 5PE

This charming second-floor flat offers modern living in a peaceful coastal location, just a short walk from Shoreham Beach. Bright and inviting, it's perfect for those seeking a tranquil setting with convenient access to the beach and local amenities.

The flat features a lounge/dining room with an open-plan kitchen and access to a private balcony with river views, providing a great space to relax and enjoy the sea breeze. The modern kitchen is equipped with fitted appliances and ample storage, while the bathroom offers a peaceful retreat.

Private parking adds to the convenience of the property.

Located in the desirable Shoreham Beach area, the flat is a short walk from the beach, and local shops can be found on Ferry Road. The glass bridge by Ferry Road offers easy access to Shoreham Town Centre, where you'll find a variety of shops, cafes, and restaurants. Shoreham-by-Sea station and the A27 provide excellent transport links to Brighton, Worthing, and London.



Key Features

- RECENTLY REDECORATED TWO BEDROOM BALCONY FLAT WITH NEW CARPETS TO BEDROOMS
- FULL VACANT POSSESSION
- FURTHER BATHROOM
- GAS FIRED CENTRAL HEATING
- ALLOCATED PARKING
- LOCATED ON THE HIGHLY POPULAR SUSSEX WHARF DISTRICT OF SHOREHAM BEACH
- PRIMARY BEDROOM WITH EN-SUITE DOUBLE SHOWER CUBICLE
- MODERN NEUTRAL DECOR
- DOUBLE GLAZING
- 105 YEARS LEASE TERM REMAINING - ORIGINAL LEASE 125 FROM 1ST JUNE 2005



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

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Open Plan
Lounge/Diner/Kitchen
6.10m x 3.66m (20' x 12')

Bedroom One
3.51m x 3.18m (11'6" x 10'5")

En-Suite Shower Room

Bedroom Two
3.18m x 2.21m max into
recess (10'5" x 7'3" max into
recess)

Bathroom

Outside

Allocated Parking Space

Lease & Outgoings

Our Vendor has advised us of the following:

Lease: 105 Years Remaining

Ground Rent: £150 p.a.

Service Charge: £1,746.15



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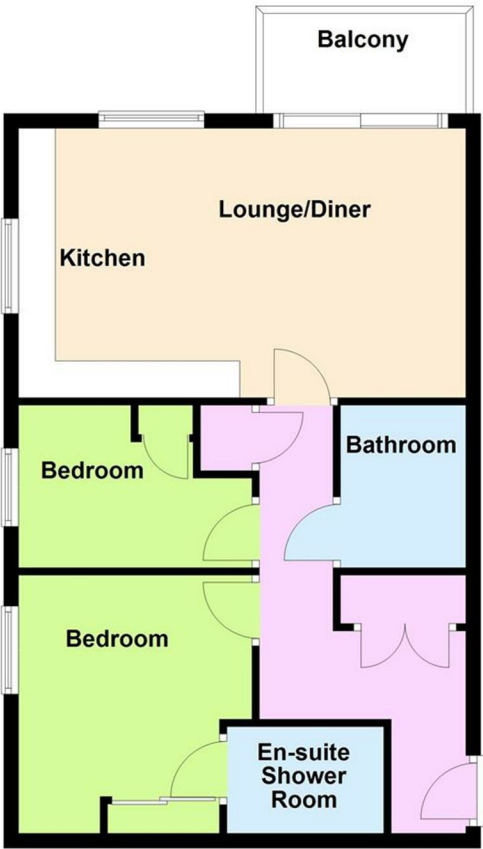
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Floor Plan Sussex Wharf

Floor Plan
Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) 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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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