



37 Salt Marsh Road, Shoreham-by-Sea, West Sussex, BN43 5QJ

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£1,050,000 FREEHOLD

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**A stunning four/ five bedroom townhouse located in a beautiful location with unrivalled River Adur views**



A rare and exciting opportunity to purchase this stunning FOUR / FIVE-bedroom waterfront townhouse situated in a highly popular and convenient location in Shoreham. Constructed in 2020 and arranged over four floors, this well designed, spacious family home boasts many features with some of the finest views the area has to offer.

To the ground floor the property benefits from a beautiful garden room / bedroom five which leads onto a secluded garden, cloakroom, under stairs utility room and garage with storeroom. The first floor has an open plan living area with dining room, fitted kitchen with integrated appliances and a stunning lounge that leads to a sun terrace affording superb uninterrupted views of the river Adur and towards Lancing college.

The second floor provides access to bedroom two, three and four – the second bedroom having a balcony and ensuite shower room. The top floor is home to the opulent main bedroom suite with dressing room,

balcony and gorgeous vaulted ceiling offering views that really do need to be seen!

Shoreham town centre with its mainline station is conveniently located nearby making this home ideal for all buyers including families and commuters. The Ropetackle Arts Centre is a stone's throw away hosting family events including comedy, film and music nights as well as the popular festive pantomime. Popular Holmbush retail park with Tesco, M&S and Next is also within easy reach.

The High Street has all the amenities needed with various restaurants, coffee shops and bars together with a range of corporate and independent shops. Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur. Whether its water sports, walking, or playing in the park - there is an activity for everyone in Shoreham by Sea.

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- **Stunning waterfront property**
    - **Four double bedrooms**
    - **Accommodation arranged over four floors**
    - **Dressing room and ensuite to master bedroom**
  - **Direct, uninterrupted river views**
  - **Secluded garden, terrace & two balconies**
    - **Three bathrooms**
    - **Garage & parking**











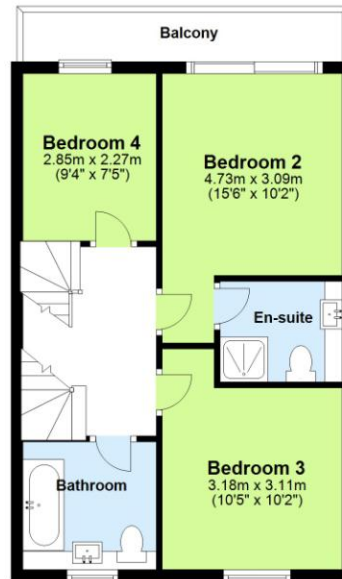
Ground Floor



First Floor



Second Floor



Third Floor



Total area: approx. 210.6 sq. metres (2266.6 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

Council Tax: G - £3,675.25 per annum (2023/2024)  
Freehold: Freehold  
Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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