



**2 Bed
Apartment
located in**

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Sales & Lettings

Newport Sussex Wharf
Shoreham-By-Sea
BN43 5BJ



Price Guide £270,000

Top Floor | Two Bedrooms | River Views | Modern Finish |
Allocated Parking | Sussex Wharf, Shoreham-by-Sea

Located on the top floor of a well-maintained development in the heart of Shoreham-by-Sea, this brights two-bedroom apartment offers modern living with far-reaching views over the River Adur.

Step inside to discover a stylish, well-kept interior with a separate kitchen, a generous lounge/diner with space to work from home, and two well-proportioned bedrooms — including a principal double with built-in wardrobes and a charming children's room with ample storage and a Juliet balcony. The contemporary bathroom features a full-sized tub with overhead shower and modern fittings throughout.

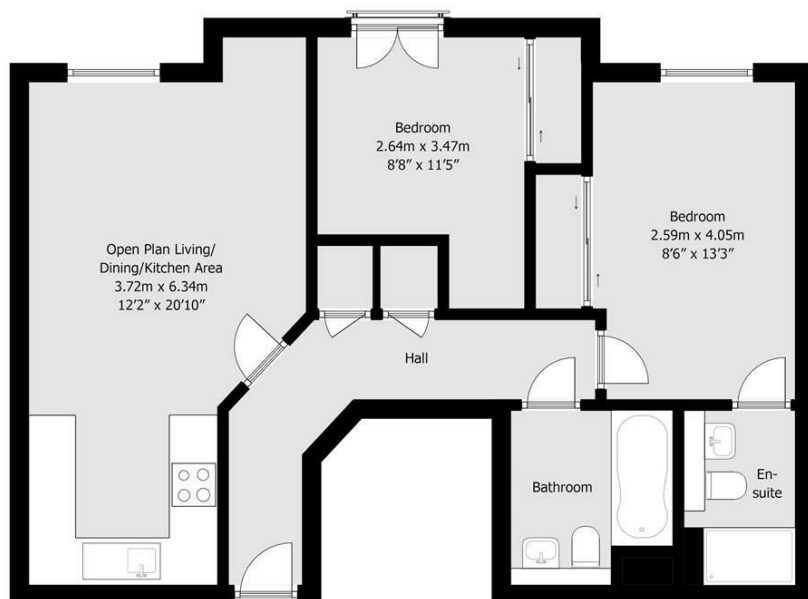
Enjoy the peace and privacy of being on the top floor, while benefiting from allocated parking and a highly desirable location just moments from the river, town centre, Shoreham Station, and the seafront.

Whether you're a first-time buyer, downsizer, or investor, this turn-key home offers comfort, convenience, and strong lifestyle appeal.

Key Features:
Top floor in modern waterside development

Good proximity to schools





Approximate gross internal floor area 59.6 sq m/ 642 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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