



Newport Sussex Wharf, Shoreham-By-Sea BN43 5BJ

welcome to

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This fantastic apartment is perfect for professionals, first time buyers, or those looking for an investment property in a desirable waterside setting. This stunning apartment located on Shoreham beach with elevated river views from a peaceful, private position.



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With two double bedrooms, the principal bedroom includes a contemporary en-suite and built-in storage, while the second bedroom offers flexibility as a guest room, office, or additional living space. Not only does the apartment boast the en-suite it also has a separate, fully tiled bathroom adding extra convenience for guests or family. The dual aspect open plan living and dining area is filled with natural light combining with a well equipped kitchen featuring integrated appliances and plenty of storage for effortless meal preparation.

This wonderful home offers secure allocated parking and is in a prime location being close to Shoreham town centre, a short walk to the beach, shops, and excellent transport links, including Shoreham train station with direct routes to Brighton and London.



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Newport Sussex Wharf, Shoreham-By-Sea

- TOP FLOOR APARTMENT
- RIVER VIEWS
- MASTER BEDROOM WITH ENSUITE
- TWO DOUBLE BEDROOMS
- DEDICATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2112.08

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHM105320 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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