



Dunwich, Sussex Wharf, Shoreham Beach, BN43 5PE
Asking Price £280,000

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The Property

Introducing a truly stunning 2 bedroom flat located on the first floor in the popular Shoreham Beach area of Dunwich on Sussex Wharf. This modern property offers comfortable living with its spacious open plan layout and excellent amenities.

As you step inside, you'll immediately notice the well-designed layout that maximizes space and natural light. The living room seamlessly flows into the kitchen and dining area, creating a perfect space for entertaining guests or relaxing with your family. The contemporary kitchen is fully equipped with top-of-the-line appliances, sleek countertops, and plenty of storage space.

The master bedroom boasts an ensuite bathroom, offering privacy and convenience. The second bedroom is equally spacious and can accommodate a variety of needs, whether it be a guest room, home office, or a room for your little one. Both bedrooms are thoughtfully designed to provide comfort and tranquility after a long day.

One of the standout features of this property is the balcony that offers captivating river views. Imagine sipping your morning coffee or enjoying an evening drink, all while soaking in the scenic beauty of the surrounding area.

The property also comes with two allocated covered parking spaces, ensuring convenience and peace of mind. No more searching for parking spots or worrying about the safety of your vehicle.

You can enjoy peace of mind knowing that you have a long leasehold, allowing you to fully enjoy and invest in your new home.

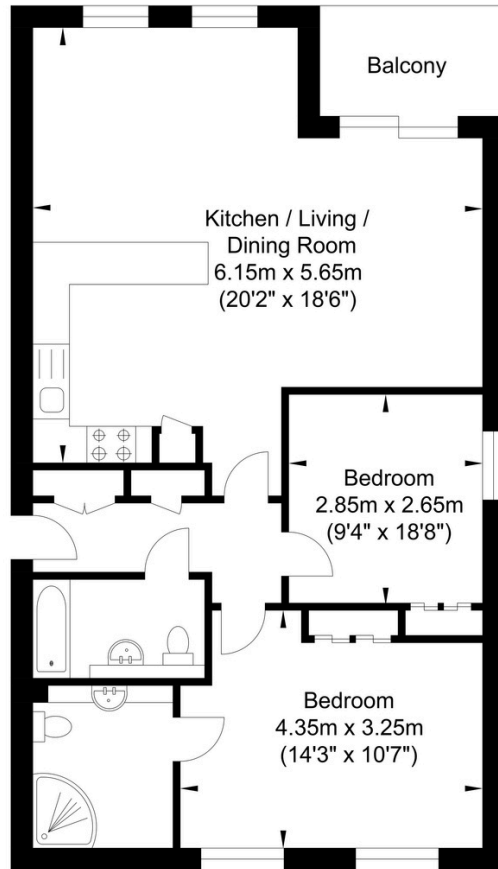
Located in the popular Shoreham Beach area, you'll have access to a range of amenities including shops, cafes, restaurants, and recreational facilities. The stunning coastline is just a short stroll away, offering endless opportunities for beautiful walks and leisurely days on the beach.

Additional features include two storage cupboards in the hallway, providing ample space for your belongings.

This outstanding 2 bedroom flat perfectly combines modern living with a desirable location, making it an ideal choice for professionals, couples, or small families looking for a stylish and convenient home. Don't miss out on this fantastic opportunity - arrange a viewing today!



Sussex Wharf, Shoreham-by-Sea



Approximate Floor Area
701.37 sq ft
(65.16 sq m)

Approximate Gross Internal Area = 65.16 sq m / 701.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold
Lease length - 196yrs from
November 2023
Maintenance - Jan 2024 - Dec
2024 - £2,447.80
Ground Rent - £150 per annum



Oakley

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Shoreham Property Hub
01273 661 577
6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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Energy Performance Certificate

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



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