



Riverside House, Town Quay Apartments, Shoreham by Sea, BN43 5DS
Guide Price £375,000

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The Property & Area

A FANTASTIC RIVER FACING APARTMENT AT RIVERSIDE HOUSE, WHERE THIS BRIGHT AND SPACIOUS 2-BEDROOM FIRST FLOOR FLAT AWAITS YOU. LOCATED IN THE HEART OF THE BEAUTIFUL TOWN OF SHOREHAM, THIS PROPERTY OFFERS MORE THAN JUST A COMFORTABLE LIVING SPACE - IT OFFERS A LIFESTYLE THAT IS SECOND TO NONE.

As you step inside, you will immediately be drawn to the stunning river views that greet you from the lounge. The southerly balcony off the lounge presents a perfect spot to unwind and soak in the unparalleled beauty of the River Adur while enjoying the gentle breeze on sunny afternoons.

The flat features a well-fitted kitchen, allowing you to create culinary delights for family and friends. The bathroom is also well fitted and promises utter relaxation. With these exceptional features, this property is guaranteed to exceed your expectations.

Location is of utmost importance when considering a property, and Riverside House delivers on this front. Situated in the heart of the town centre, just off the High Street, this flat boasts a fantastic location that offers convenience at every turn. You'll find an array of shops, cafes, restaurants, and amenities within easy reach, ensuring that everything you need is right on your doorstep as well as convenient transport links with easy access to the A27, local bus routes to Brighton & Worthing and Shoreham mainline railway station close by giving direct access to London Victoria.

Currently let, this property presents a great investment opportunity. Whether you are looking for a steady cash flow or a second home or a great town centre flat for yourself to live in in this idyllic location, this flat has the potential to suit your needs perfectly.

When it comes to storage, this flat exceeds expectations. With ample storage space throughout, including loft access, you can rest assured that all your belongings will have their designated place, keeping your living area clutter-free and organized.

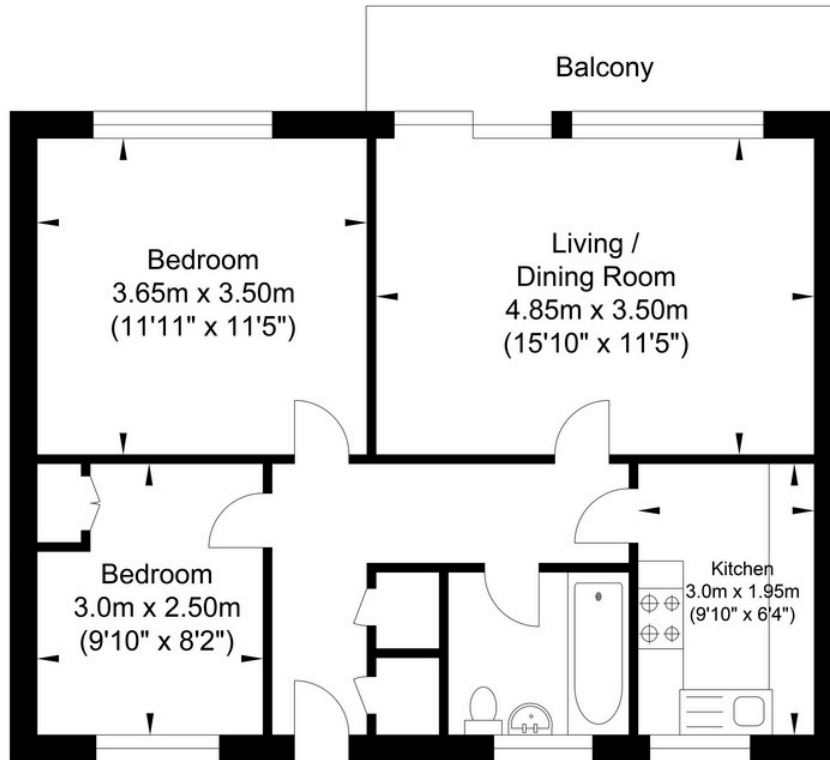
Another advantage of this property is the absence of an onward chain, allowing for a smoother and swifter transition into your new home.

Don't miss out on this exceptional opportunity to own a 2-bedroom flat with remarkable river views, located in the sought-after Riverside House in Shoreham-By-Sea. Contact our team today to arrange a viewing and witness first hand the alluring charm and undeniable potential of this property.

Contact us today to arrange a viewing! 01273 661577
/shoreham@oakleyproperty.com



Town Quay, Shoreham-by-Sea



Approximate Floor Area
610.95 sq ft
(56.76 sq m)

Approximate Gross Internal Area = 56.76 sq m / 610.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold with 1/6th Share of Freehold
Lease Length - 936 yrs remaining from July 2024
Council Tax: A
Maintenance Charge - £1257.00
Ground Rent - £15

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Property Video

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