



**Bonaventure, Sussex Wharf, Shoreham Beach, BN43 6AU**

Offers Over £250,000



# Bonaventure, Sussex Wharf, Shoreham Beach, BN43 6AU

## The Property & Area

Welcome to this stunning ground floor purpose-built flat, conveniently located in the sought-after area of Bonaventure, which is part of the Sussex Wharf development on Shoreham Beach. This spacious 2-bedroom apartment offers a stylish and modern living space with a range of key features that are sure to impress.

Upon entering, you will be greeted by a good sized hallway leading in to an open-plan lounge, kitchen, and diner, providing the perfect space for entertaining guests or spending quality time with your loved ones. The well-appointed kitchen boasts high-quality fixtures and fittings and integrated appliances. The open layout seamlessly connects the living area with the dining space.

One of the standout features of this apartment is the balcony, accessible from the lounge, offering lovely river views. Imagine sipping your morning coffee or enjoying a glass of wine while watch the comings and goings of river life.

The apartment comprises two spacious bedrooms, providing ample space for relaxation and comfort. The master bedroom benefits from an en-suite bathroom, perfectly designed for convenience and privacy. Bedroom 1 is equipped with fitted wardrobes, offering generous storage space to keep your belongings organized.

In addition to the en-suite, there is also a family bathroom, ideal for accommodating guests or providing additional convenience. The apartment further boasts three good-sized storage cupboards, ensuring there is plenty of room for all your belongings.

Located just a short walk away from the sea, Silver Sands, and the Harbour Club, you can enjoy the benefits of coastal living. The Ferry Road Shops and Shoreham Foot Bridge, which leads to the vibrant High Street, are only a mile away. Commuting is made easy, with Shoreham Mainline Railway Station just a mile and a half from the property.

To complete the package, this apartment also offers allocated parking, making car ownership hassle-free. No more searching for a parking space after a long day at work – you can simply park and relax in the comfort of your own home.

Don't miss out on the opportunity to own this exceptional 2-bed apartment in Bonaventure on Shoreham Beach.

Contact us today to arrange a viewing and take the first step towards a vibrant coastal lifestyle.

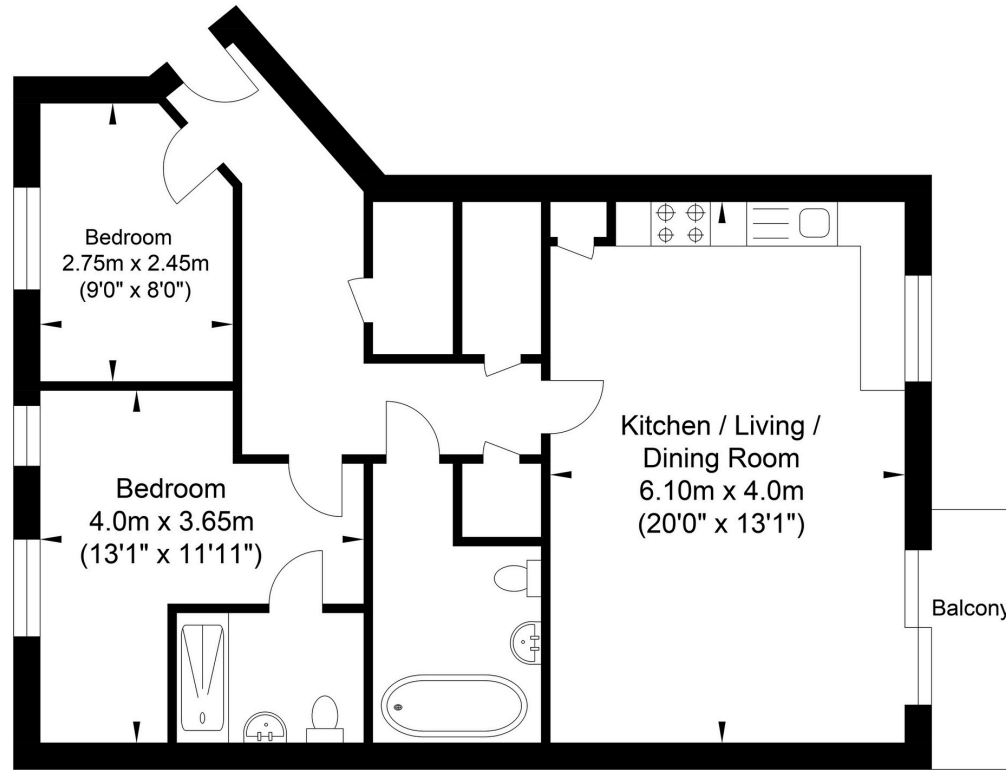
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# Waterfront, Shoreham-by-Sea



Approximate Floor Area  
684.47 sq ft  
(63.59 sq m)

Approximate Gross Internal Area = 63.59 sq m / 684.47 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure - Leasehold  
Lease length - 105 years Remaining as of  
November 2024  
Maintenance - £1,800.00 pa  
Ground Rent - £150.00 per annum.

## Energy Performance Certificate

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



# Oakley

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your own property



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