26 Sorlings Reach, Sussex Wharf, Shoreham by Sea, BN43 5PD

Guide Price £250,000

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The Property & Area

Experience the beauty of coastal living with this exceptional 2 bedroom apartment situated in the sought-after Sorlings Reach development, located on the picturesque Shoreham Beach in the charming town of Shoreham-By-Sea.

As you step into this first-floor apartment, you are greeted by the open-plan living, designed to maximise space and natural light. The well-appointed kitchen integrates seamlessly with the spacious living area, making it an ideal space for entertaining friends and family or simply relaxing. The highlight of this property is the stunning river-facing view that can be enjoyed from the comfort of your own balcony. Take in the sights of the river and watch the boats sail by. The apartment features two inviting bedrooms, providing ample space. The main bedroom boasts an en-suite bathroom, ensuring privacy and convenience. A second well-proportioned bedroom offers versatility and can be utilised as a guest room, home office, or hobby space.

A separate family style bathroom adds an extra touch of convenience for residents and guests. Parking is easy with the added benefit of a private parking space, allowing you to come and go at your leisure.

Situated in the popular Shoreham Beach area, this apartment offers the perfect balance of peaceful coastal living and easy access to amenities. Take a short stroll along the riverbank to reach the charming local shops, cafes, and restaurants of Shoreham town centre.

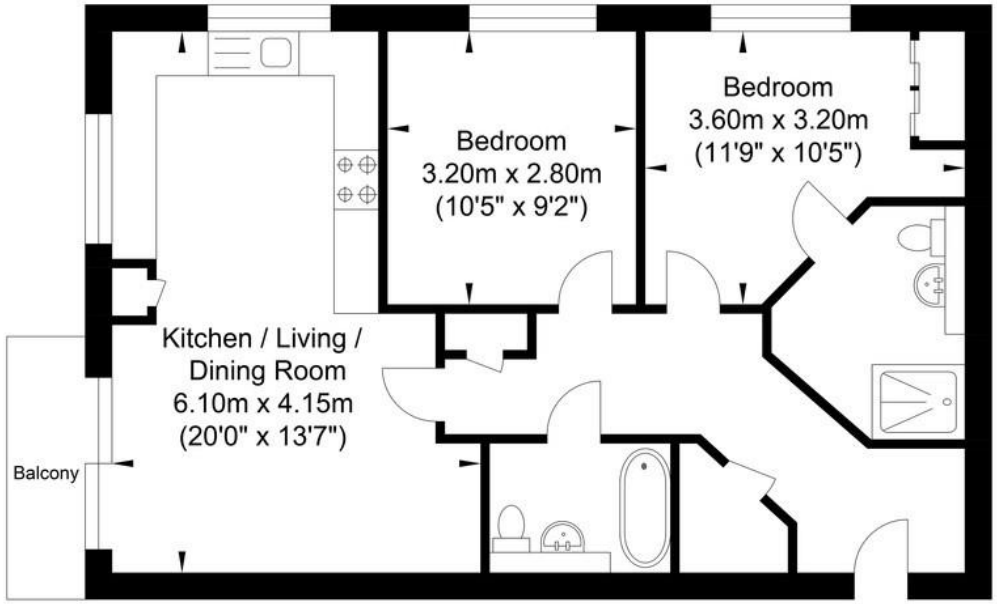
With excellent transport links, you can easily reach the vibrant city of Brighton in under 20 minutes, offering amazing shopping, dining, and entertainment options. Sorlings Reach provides a secure and well-maintained environment, ensuring peace of mind for residents.

The communal areas are beautifully landscaped. With its prime location and impressive features, this property offers an exceptional opportunity to experience the best of Shoreham-By-Sea.

Call now to schedule a viewing
01273 661577

MARVEL

Sorlings Reach, Shoreham-by-Sea



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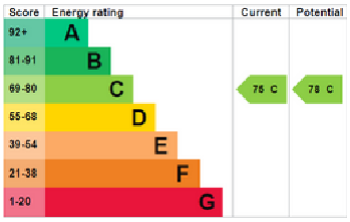
Approximate Floor Area
630.33 sq ft
(58.56 sq m)

Approximate Gross Internal Area = 58.56 sq m / 630.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information:
Lease: 125 years from 2007 (Circa 108 remain)
Ground Rent & Service Charge: Sorlings Reach has recently gone through a 'Right to Manage' process with a new service charge being calculated. Please call for further information. Based on other local buildings, they expect the service charge to be in the region £1600PA but please note this is subject to confirmation.
Council Tax: C:
1 x Allocated Parking Space

Energy Performance Certificate



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Oakley

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