

21 Salt Marsh Road, The Waterfront, BN43 5QJ

Guide Price - £775,000

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The Property & Area

Welcome to the Waterfront in Shoreham. This is a charming and modern townhouse is located in the sought-after Salt Marsh Road.

This incredibly spacious 3 bedroom, 2 bathroom family home is 1 of only 2 in the development offering contemporary living spaces.

As you step inside this beautifully staged townhouse, you will see the modern design and impeccable attention to detail. Built in 2020, this stunning house has a stylish and functional layout that caters to the needs of modern families and professionals.

The ground floor features a spacious garden room, perfect for entertaining guests or relaxing. Doors from here open onto a low maintenance garden with stairs to the first floor sun terrace, which is South facing. The first floor is home to the open plan kitchen and lounge area offering a lovely space to relax and entertain. From the lounge area, double doors lead out to the rear garden and terrace, creating that indoor - outdoor flow.

The second floor is home to two generously sized bedrooms, both providing lots of natural light. The family bathroom, equipped with modern fixtures and fittings, ensures a luxurious and comfortable experience for family or guests.

The top floor is home to the main bedroom suite, which has been beautifully thought through. You'll find the large main bedroom, complete with an en-suite bathroom and walk in wardrobe for added convenience and privacy. This feels like a hotel room with its generous proportions and relaxing atmosphere.

In addition to its look, the townhouse offers several practical features to enhance your day-to-day living. The property includes off-road parking, a garage, and an EV charging point, reflecting a commitment to sustainable and convenient living. The meticulously landscaped rear garden and terrace provide a private outdoor space.

The property's location within the popular Waterfront development is a definite high point. Situated close to the River Adur, residents can enjoy leisurely walks along the Riverbank, with it's miles of scenic walks and stop off's. With easy access to Shoreham High Street, local amenities, and great public transportation, such as Shoreham mainline station, this townhouse offers a fantastic opportunity for someone looking to live in this area.

Arrange a viewing today by calling us on 01273 661577

Material Information

Tenure: Freehold

Estate Charge: £23.27 per month

Council Tax: E

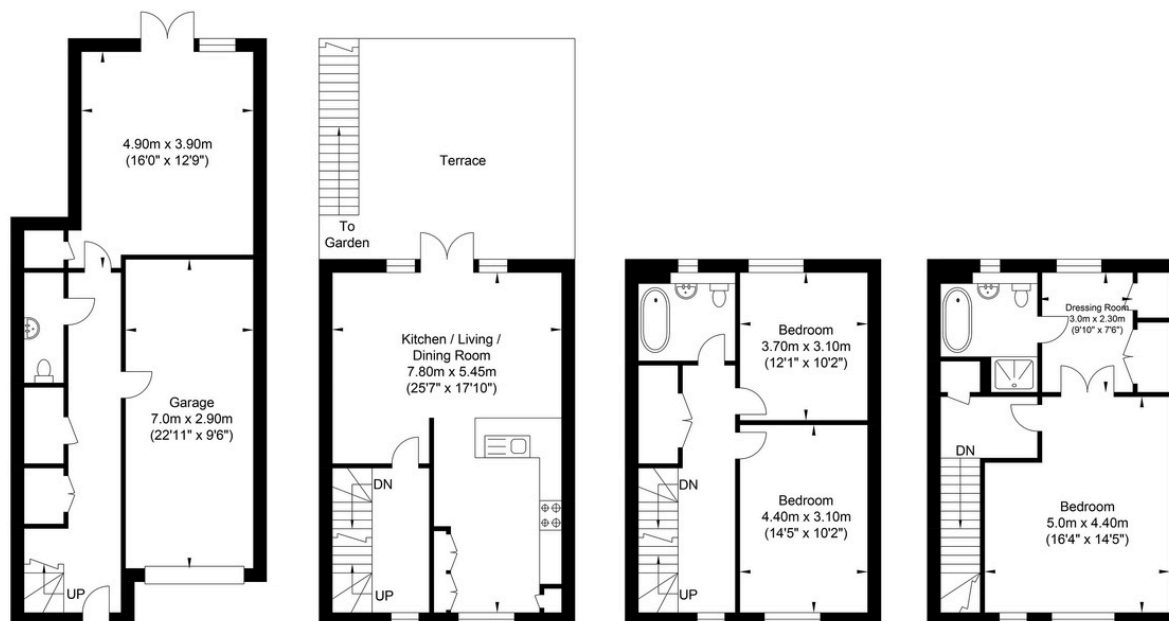
The Waterfront is a private development

On Site Residents Association

Please note: The EV charging point may be taken.



Salt Marsh Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
622.04 sq ft
(57.79 sq m)

First Floor
Approximate Floor Area
431.09 sq ft
(40.05 sq m)

Second Floor
Approximate Floor Area
431.09 sq ft
(40.05 sq m)

Third Floor
Approximate Floor Area
431.09 sq ft
(40.05 sq m)

Approximate Gross Internal Area = 177.94 sq m / 1915.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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