

**21 Salt Marsh Road, The Waterfront, BN43 5QJ**

Guide Price - £750,000



# 21 Salt Marsh Road, The Waterfront, BN43 5QJ

## 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



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



**Oakley**

Your Sussex Property Expert

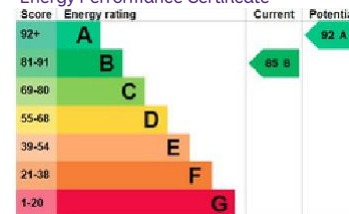
Shoreham Property Hub  
01273 661 577  
6 Brunswick Road, Shoreham BN43 5WB  
www.oakleyproperty.com  
shoreham@oakleyproperty.com

We also have offices in:  
Lewes  
Brighton & Hove

Scan to watch the video tour

Get in touch to book a viewing or market  
valuation of your own property

## Energy Performance Certificate



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

