



9 Oystercatcher Apartments, Salt Marsh Road, BN43 5QS

Guide Price £550,000

9 Oystercatcher Apartments, Salt Marsh Road, BN43 5QS

The Property & Area

Welcome to The Waterfront, an outstanding development. This two-bedroom apartment is situated in one of Shoreham's most sought-after locations. Built in 2021, this immaculate property offers contemporary living with the added benefit of breathtaking views over the River Adur. With a west-facing balcony, allocated covered parking, and a communal lift, this residence is perfect for those seeking convenience, style, and unbeatable surroundings.

Upon entering the apartment, you are greeted by a spacious and well-lit reception area, which serves as the perfect introduction to the home's modern aesthetic. The open-plan living and dining space is designed to maximise natural light and seamlessly connects to the west-facing balcony. This outdoor space provides a serene setting to unwind while enjoying panoramic views of the river.

The kitchen is both stylish and functional, featuring high-quality finishes and integrated appliances. Its layout is perfect for those who enjoy cooking and entertaining alike.

There are two generously proportioned bedrooms, both designed with comfort in mind. The master bedroom benefits from an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom. Both bathrooms are finished to a high standard, with contemporary fixtures and fittings.

This apartment is presented in immaculate condition, meaning it is ready for its new owners to move in and start enjoying everything the property has to offer. The long lease and absence of an onward chain further enhance the appeal of this home.

Additional features include an allocated covered parking space, a communal lift for easy access to all floors, and a location that truly sets this property apart. Shoreham is renowned for its vibrant community, excellent transport links, and beautiful riverside walks. Being situated on Salt Marsh Road means you are perfectly placed to take full advantage of all that this charming area has to offer.

Material Information

Tenure: Leasehold

Lease Length - 999 from 2021

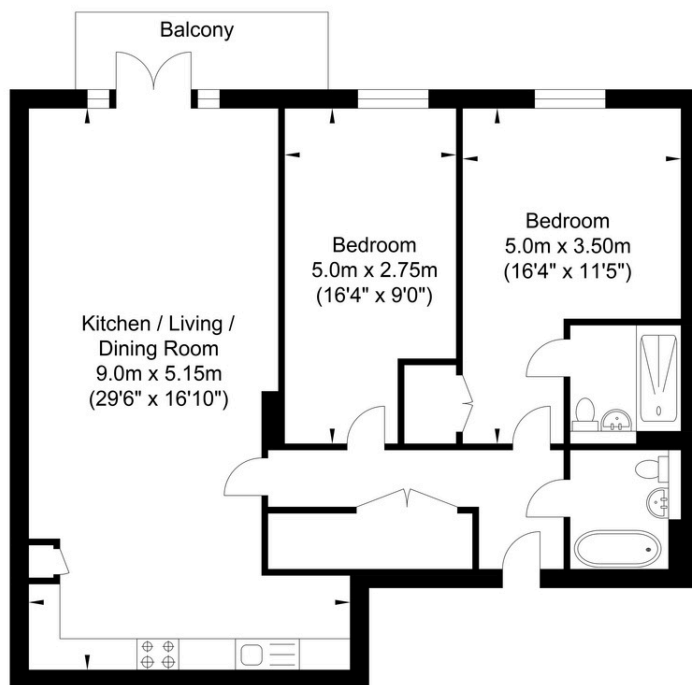
10 Year New Homes Warranty from 2021

****Please note a 'Right to Manage' by the residents association takes place in July 2025, ensuring more control over the running of the building and likely lower service charge costs.**

Current Service Charge - £332.98 per month (likely to change once the Right to manage goes live in July 2025)



Salt Marsh Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
920.20 sq ft
(85.49 sq m)

Approximate Gross Internal Area = 85.49 sq m / 920.20 sq ft

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



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		



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



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.