



FOSTER
& CO.

Dunwich

Shoreham-by-Sea, BN43 5PE

Asking price £350,000

Presenting, a rare opportunity to acquire this spacious and beautifully presented split-level penthouse apartment located in the much sought after location of Shoreham Beach.

Upon entry; Hallway welcomes you into the home and leads you through the heart of the property to all rooms on the lower level. Kitchen-diner, with upgraded work tops and new kitchen backsplash, offers a range of integrated appliances, various cabinetry and breakfast bar. Plenty of natural light comes through into this space, creating for a great dining/entertaining area. Sliding doors lead out to the balcony offering views of the South Downs and the River Adur.

Lounge area provides built in storage which doubles as office space. The lounge space could also be used as an additional bedroom for friends and family.

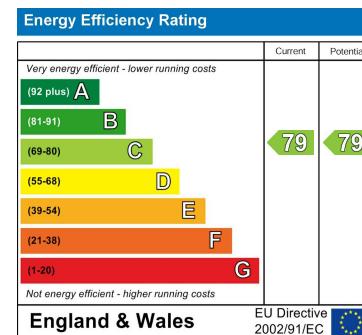
Utility room houses the washing machine/tumble dryer and the boiler.

Upstairs; Master bedroom with large windows creates a light and airy space. 2nd bedroom provides ample space as well as benefitting from additional storage in the roof. The brand new bathroom comes with a walk-in rainfall shower and steamed mirror.

The property benefits from gas central heating throughout, two allocated undercroft parking spaces as well as lift access and telephone entry system.

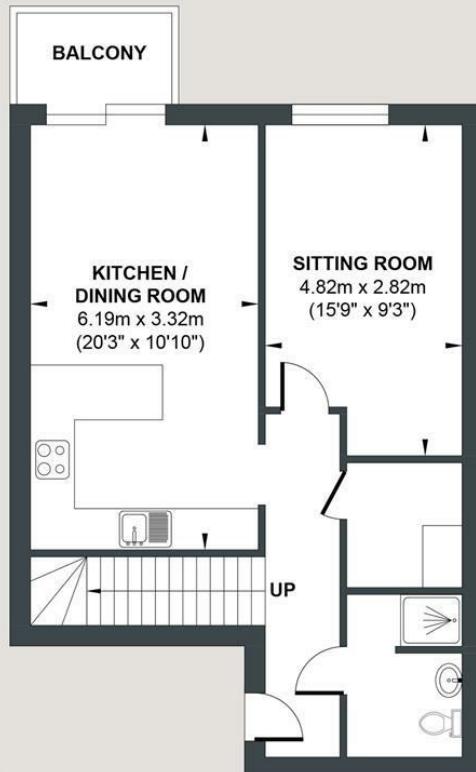
Viewing comes highly recommended to fully appreciate this rare gem of a property.

- Split level penthouse apartment
- Balcony with river views
- New Boiler fitted in Jan 2026 with a 10-year warranty.
- Maintenance £140
- Gas & electric £50
- Two allocated parking spaces
- Short walking distance to Shoreham Beach and Town Centre
- Utility room
- Council tax per month £123
- Estate charges £37.13



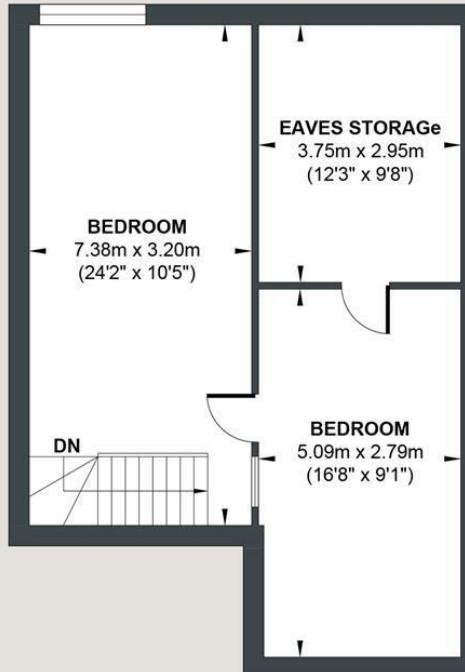
SUSSEX WHARF

Approx. Gross Internal Floor Area (Including Eaves) = 102.72 sq m / 1105.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



THIRD FLOOR

Approximate Floor Area
552.83 sq ft
(51.36 sq m)



FOURTH FLOOR

Approximate Floor Area
552.83 sq ft
(51.36 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

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All measurements are approximate

