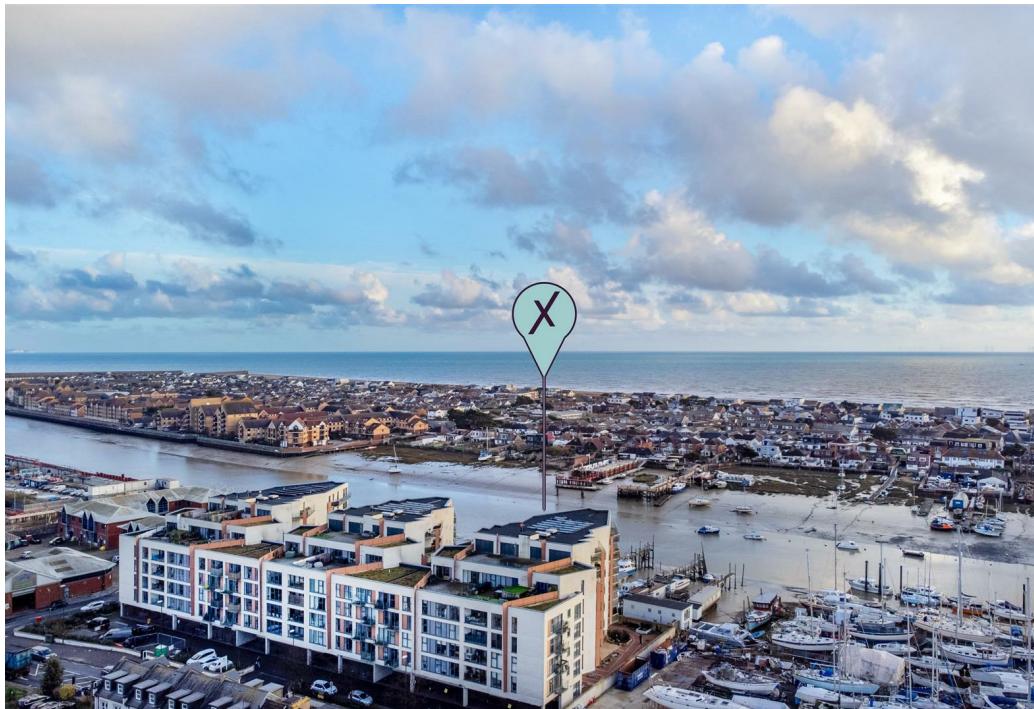


# Riverside West

## Shoreham-By-Sea

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AUCTIONS  
COMMERCIAL



## Riverside West Shoreham-By-Sea



2  
BEDROOM

1  
RECEPTION

1  
BATHROOM

### About the property

\*\*GUIDE PRICE £325,000 - £350,000\*\*

Beautifully presented, this two-double-bedroom riverside apartment is located within Shoreham's prestigious Mariner Point development. Enviablely positioned on the banks of the River Adur, this fourth-floor home enjoys stunning wraparound views from every room, extending across the river and out to sea. A magnificent, expansive south-facing balcony maximises both the outlook and natural light, offering an unusually large and highly desirable outdoor space.

A generous central hallway leads into the spacious, light-filled open-plan kitchen and living area, bathed in sunlight from its full south-facing aspect. The modern kitchen is well appointed, featuring ample worktop space and contemporary appliances. Large glazed sliding doors open directly onto the extensive balcony, creating a seamless connection to the panoramic views beyond.

Both double bedrooms are generously proportioned and enjoy tranquil river views. The stylish modern family bathroom is well designed, while a large store room off the hallway provides excellent additional storage.

The apartment also benefits from an allocated parking space within a secure underground car park. The striking development—adjacent to Shoreham Yacht Club—further offers a large, well-maintained communal garden for residents to enjoy.

Perfectly positioned to make the most of Shoreham's vibrant lifestyle, the property sits just minutes from the High Street with its selection of independent bakeries, cafés, delis and everyday amenities. Shoreham-by-Sea station is a short stroll away, while the riverside footbridge provides quick and easy access to Shoreham Beach. An exceptional opportunity to embrace waterside living in one of Shoreham's most sought-after locations.





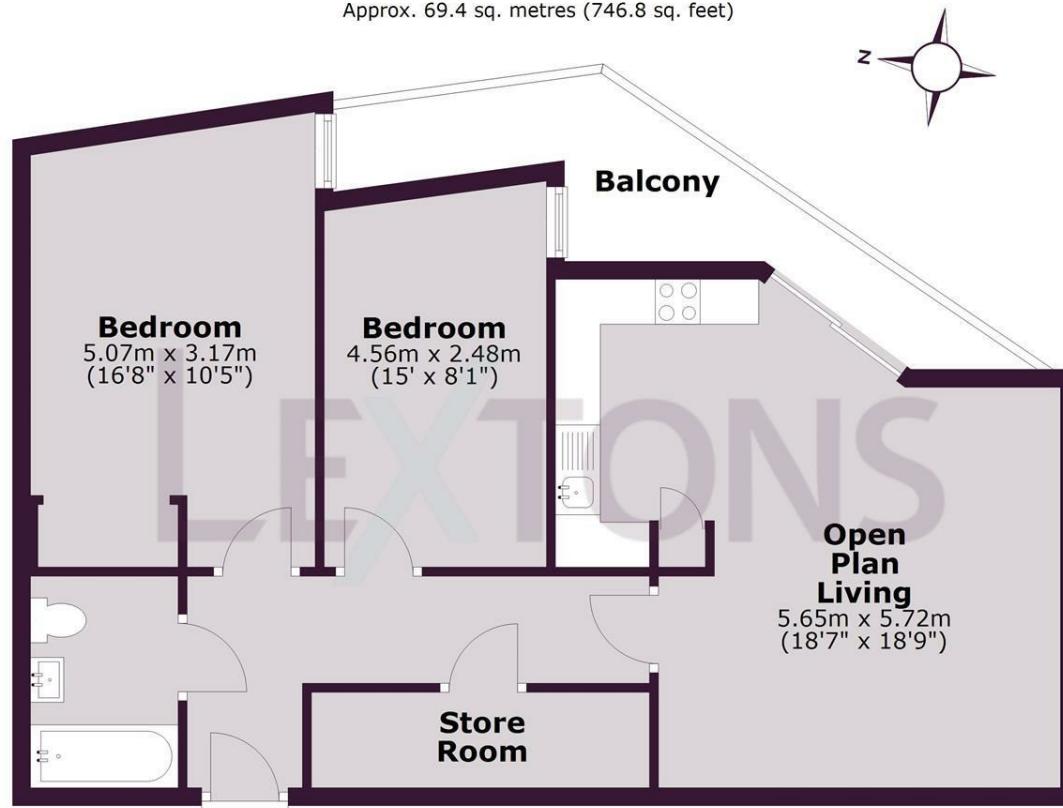


SCAN HERE TO OFFER ON THIS PROPERTY



## Fourth Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 69.4 sq. metres (746.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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