



Sorlings Reach, Sussex Wharf, Shoreham Beach, Shoreham-By-Sea, BN43 5PD
Offers Over £350,000

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The Property & Area

Nestled in the desirable Sorlings Reach development in Shoreham-by-Sea, this exceptional three-bedroom, two-bathroom maisonette offers a rare opportunity to acquire a substantial home spanning approximately 1,150 square feet over two floors, this property combines generous living spaces with stunning views and convenient access to local amenities.

Upon entering, you are greeted by a large, welcoming entrance hallway, providing an immediate sense of space and offering practical access to the main living areas. The heart of this home is undoubtedly the modern, open-plan living, kitchen, and dining area. This expansive space is designed for contemporary living, perfect for entertaining guests or enjoying family time. The kitchen is well-appointed, flowing seamlessly into the dining and lounge areas, creating a bright and airy environment. From this principal living space, residents can step out onto a private balcony, which provides captivating river views and distant glimpses of the picturesque South Downs, offering a tranquil spot for morning coffee or evening relaxation.

The property features three well-proportioned bedrooms. The top floor is dedicated to a magnificent principal bedroom suite. This impressive suite includes a spacious bedroom area, a dedicated walk-in wardrobe offering ample storage, and a beautifully re-fitted en-suite shower room, providing a luxurious private retreat. The additional two bedrooms are versatile, ideal for family members, guests, or as a home office, and are served by a separate, well-maintained family bathroom.

Further enhancing the appeal of this maisonette is the valuable access to loft storage space, a practical solution for keeping the home clutter-free. Externally, the property benefits from two covered allocated parking spaces, a significant advantage in this popular location, ensuring convenience for residents and visitors alike.

The location of Sorlings Reach is highly sought after. Residents will appreciate being under a mile from the Ferry Road shops, providing everyday essentials, and the footbridge offering easy access to Shoreham High Street with its array of independent shops, cafes, and restaurants. For commuters, Shoreham Mainline Railway Station is just 1.2 miles away, offering direct links to Brighton, London, and beyond.

This property truly offers a blend of spacious, modern living with the charm and convenience of Shoreham-by-Sea and the Beach itself. For more information or to book a viewing please get in touch with our Shoreham office on 01273 661 577.

Material Information

Tenure - Leasehold

Lease - 125 Years from 1st June 2005

Ground Rent - £150 per Annum

Service Charge 2025 / 2026 - £1,420.00 per annum

Estate Charge 2025 / 2026 - £320 per annum

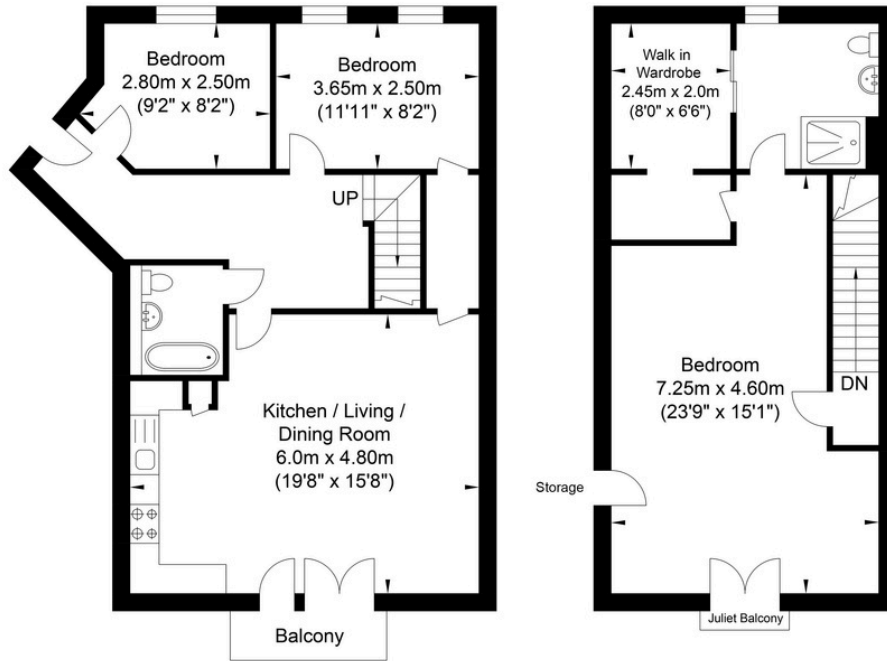
EPC Rating - C / 79


Council Tax Band - B



Floorplan

Sussex Wharf, Shoreham-by-Sea




 Second Floor
 Approximate Floor Area
 669.40 sq ft
 (62.19 sq m)

Third Floor
 Approximate Floor Area
 485.23 sq ft
 (45.08 sq m)

Approximate Gross Internal Area = 107.27 sq m / 1154.64 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Oakley

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