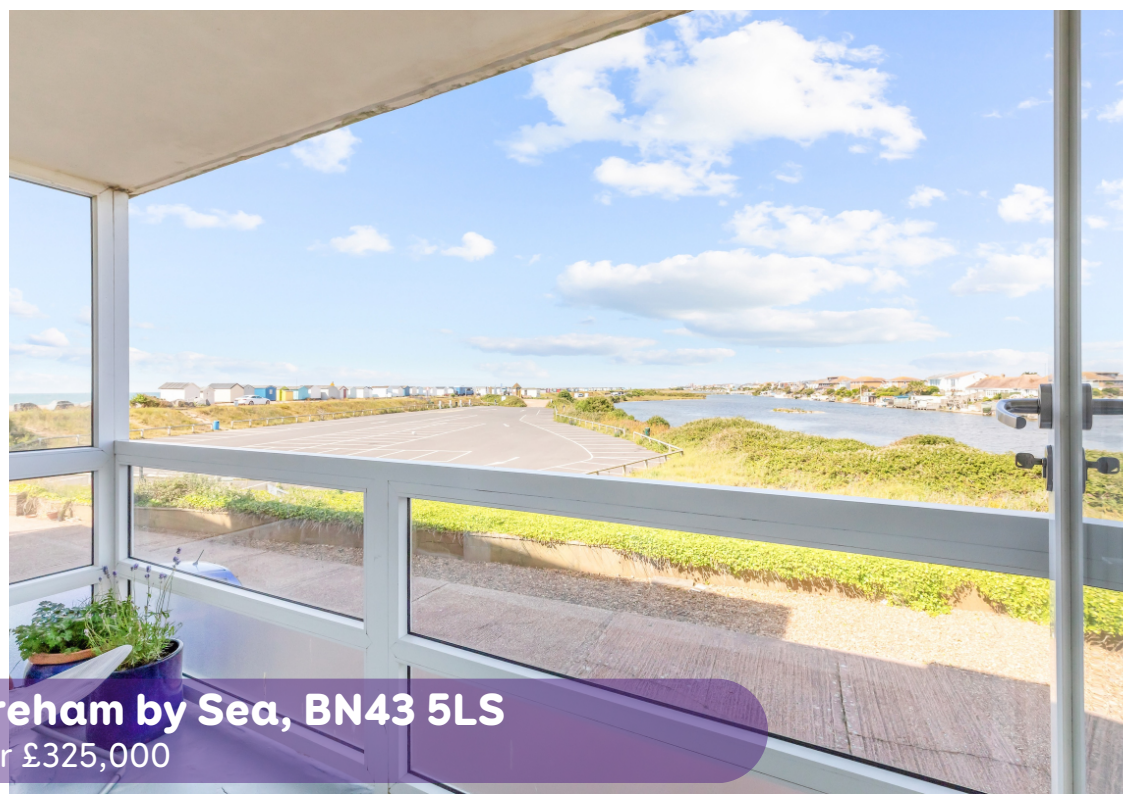




Widewater Court, Shoreham by Sea, BN43 5LS
Offers Over £325,000

Widewater Court, Shoreham by Sea, BN43 6TH

The Property & Area

Nestled at the Western end of Shoreham Beach, this purpose-built first-floor apartment presents an exceptional opportunity for those seeking a coastal lifestyle combined with modern convenience. This property offers a compelling blend of comfort, style, and an enviable location.

Upon entering, you are greeted by a large, welcoming entrance hallway, complete with a practical storage cupboard, providing ample space for coats and shoes. The apartment boasts two generously sized double bedrooms, with one having a built-in cupboard. The heart of this home is undoubtedly the large lounge diner, a bright and airy space benefiting from fantastic front-to-back-through light. This room provides direct access to a covered, west-facing balcony, an ideal spot for enjoying the afternoon sun and soaking in the truly beautiful westerly views over the serene Widewater Lagoon and south towards the sparkling sea. A great place to unwind after a long day.

The property benefits from a fitted kitchen and bathroom. The kitchen is well-equipped, offering everything needed for daily living, while the bathroom provides a clean and stylish space. The property's thoughtful layout maximises both living space and natural light, creating an inviting atmosphere throughout.

Further enhancing the appeal of this apartment is the inclusion of a private garage, complete with additional parking space directly in front, a significant advantage in this popular area. Residents also benefit from a private store located on the ground floor, perfect for bicycles, paddle boards or any extra belongings. This added storage is a practical feature that contributes to a clutter-free living environment.

The location is truly outstanding. The property is situated under a mile from Shoreham High Street, which is renowned for its diverse array of shops, charming cafes, excellent restaurants, and vibrant bars. This proximity means that daily essentials, leisure activities, and socialising are all within easy reach. For commuters or those wishing to explore further afield, Shoreham Mainline Railway Station is only 1.2 miles away, providing convenient links to Brighton, London, and beyond.

This apartment represents an ideal purchase for a variety of buyers, from those looking for a permanent residence by the sea to those seeking a stylish lock-up-and-leave property. With its stunning views, modern interiors, and superb location, early viewing is highly recommended to fully appreciate all that this delightful West Beach apartment has to offer. For more information or to book to view, call our Shoreham Office on 01273 661 577.

Material Information

Tenure - Leasehold with a Share of the Freehold

Lease Length - 999 years from 5th Sept 1962

Service Charge - £2,750.00 Per Annum

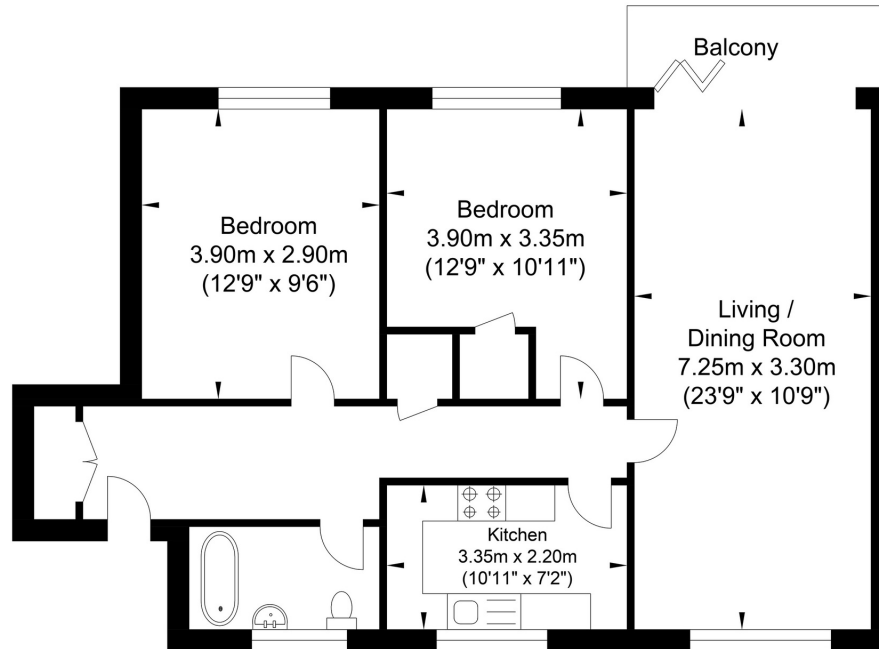
Ground Rent - Zero

EPC Rating - E40



Floorplan

Widewater Close, Shoreham-by-Sea



Approximate Floor Area
807.83 sq ft
(75.05 sq m)

Approximate Gross Internal Area = 75.05 sq m / 807.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Please note:

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