



Flat, 8 Sorlings Reach Sussex Wharf | | Shoreham | BN43



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£279,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SECOND FLOOR (TOP) FLOOR FLAT. BUILT CIRCA. 2005 THE FLAT BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, LOUNGE WITH RIVER VIEWS, 2 DOUBLE BEDROOMS WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH RIVER AND DOWNLAND VIEWS, MODERN BATHROOM, EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM AND 2 UNDER CROFT PARKING SPACES. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular. Shoreham Beach has two local parades of shops with some open on Sundays, as well as a school, three nursery schools and a church. It is flanked by the sea to the south and the river to the north.

- ENTRY PHONE SYSTEM
- BALCONY WITH RIVER VIEWS
- IDEAL FOR FTB OR BUY TO LET
- 2 DOUBLE BEDROOMS
- MODERN BATHROOM
- NO UPWARD CHAIN
- LOUNGE WITH RIVER VIEWS
- EN- SUITE SHOWER ROOM TO MASTER BEDROOM
- 2 UNDERCROFT PARKING SPACES
- MODERN KITCHEN

Front door leading to ENTRANCE HALL

11'11" x 10'11" (3.64 x 3.34)

Being 'L' shaped, security door entry phone system. Door to walk in storage cupboard housing electric trip switches, single panel radiator. Door to airing cupboard housing hot water cylinder with slatted shelving over, Karndean flooring, access to loft storage space, spotlighting.

Door off entrance hall to:

OPEN PLAN LOUNGE/KITCHEN

22'7" x 14'1" (6.89 x 4.31)

LOUNGE AREA

14'1" x 14'1" (4.31 x 4.30)

double glazed window to the front with direct views of the River Adur, views of the South Downs, views of central Shoreham and Lancing College, Karndean flooring, clean air filtration system.

KITCHEN AREA

14'1" x 8'5" (4.31 x 2.57)

comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into roll edge worktop with cupboard under, Bosch integrated dishwasher to the side, tiled splashback, adjacent worktop with inset Bosch stainless steel gas four ring hob with Bosch electric oven under, drawers to the side, pull out drinks cabinet to the side, tiled splashback complemented by matching wall units over with undercounter lighting, built in Bosch extractor hood to the side, built in integrated Bosch fridge and Bosch freezer to the side, adjacent worktop with storage cupboard under, space and plumbing for washing machine to the

side, tiled splashback, complemented by matching wall units over with undercounter lighting, further adjacent worktop with storage cupboards under, corner end display shelf, tiled splashback complemented by matching wall units over with undercounter lighting, further end storage cupboard housing Potterton gas fired boiler for central heating only, Karndean flooring, spotlighting, clean air filtration system.

Sliding double glazed door off lounge to:

BALCONY

7'4" x 4'0" (2.26 x 1.23)

laid to wood decking enclosed by steel and wood ballustrade having direct views of the River Adur, views of the South Downs, views along the coast to Brighton, views of central Shoreham, St Mary de Haura church and Lancing College.

Door off entrance hall to:

BEDROOM 1

13'3" x 10'9" (4.06 x 3.29)

double glazed windows to the front having direct views of the River Adur, views of the South Downs, central Shoreham and Lancing College, double panel radiator with independent thermostat, sliding double door wardrobe with hanging and shelving space, clean air filtration system.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM

comprising fully tiled shower cubicle with built in shower, separate shower attachment, folding glass shower door, vanity unit with inset wash hand basin with contemporary style mixer tap,

double door storage cupboard under, low level wc, single panel radiator, Karndean flooring, spotlighting, clean air filtration system.

Door off entrance hall to:

BEDROOM 2

10'7" x 8'0" (3.23 x 2.44)

double glazed windows to the front having direct views of the River Adur, views of the South Downs, single panel radiator, clean air filtration system.

Door off entrance hall to:

BATHROOM

being part tiled comprising panelled bath with twin hand grips, mixer tap with separate shower attachment, vanity unit with inset wash hand basin with contemporary style mixer tap, double door storage cupboard under, single storage cupboard to the side, low level wc, single panel radiator with independent thermostat, Karndean flooring, spotlighting, extractor fan.

VIEW

TWO UNDERCROFT ALLOCATED PARKING SPACES

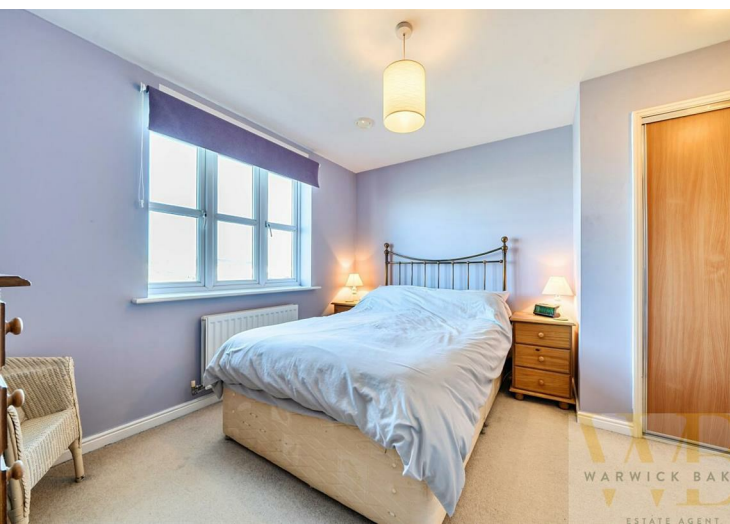
No. 131

LEASE

LEASE: 125 YEARS FROM 1ST JUNE 2005

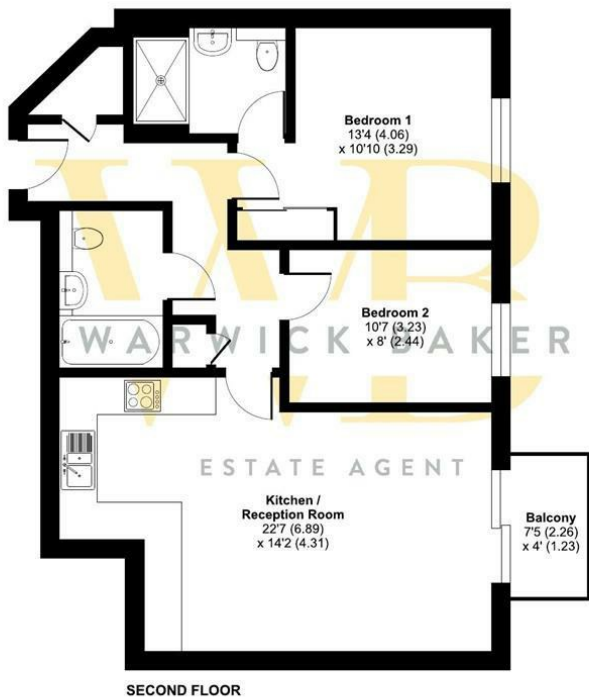
MAINTENANCE: £1400 PER ANNUM

GROUND RENT: £150 PER ANNUM



Sorlings Reach, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 714 sq ft / 66.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1537820

Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	85	85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	