

Newport, Sussex Wharf, Shoreham Beach, West Sussex BN43 5BJ
Guide Price £250,000

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The Property & Area

Nestled within the highly sought-after Shoreham Beach development, this two-bedroom, two-bathroom purpose-built flat offers an exceptional opportunity for modern riverside living. Situated on the second floor, this apartment boasts a bright and airy open-plan lounge, kitchen, and diner, creating a versatile and inviting space perfect for both relaxation and entertaining. The contemporary kitchen area is well-appointed, seamlessly integrating with the living space to provide a truly sociable space.

This charming home features two generously sized bedrooms, both benefiting from convenient built-in wardrobes, offering ample storage solutions. The principle bedroom is complete with its own private en-suite bathroom, providing a touch of privacy. In addition to the en-suite, there is a well-appointed family bathroom, ensuring comfort and convenience for residents and guests alike.

One of the standout features of this apartment is the inclusion of two private balconies. These outdoor spaces provide the perfect vantage point to enjoy the picturesque river views, extending to distant downland vistas. Imagine enjoying your morning coffee or an evening drink whilst taking in the surroundings.

Further enhancing the appeal of this property is the allocated parking space, a highly desirable amenity ensuring hassle-free parking.

Location is paramount, and this property excels in its positioning. It is situated under a mile from the convenient Ferry Road shops, providing everyday essentials, and the footbridge offering easy access to Shoreham's vibrant High Street. Here, you will discover an array of independent shops, charming cafes, diverse restaurants, and local services. For commuters, Shoreham Mainline Railway Station is just 1.2 miles away, offering excellent links to Brighton, London, and beyond, making it an ideal choice for those needing to travel for work or leisure.

This modern apartment offers a fantastic lifestyle opportunity, combining contemporary design with a superb location and stunning views. It is an ideal home for first-time buyers, downsizers, or those seeking a convenient lock-up-and-leave property by the coast. The combination of spacious interiors, outdoor living spaces, and excellent transport links makes this an incredibly attractive proposition.

Viewings are highly recommended to fully appreciate the quality and appeal of this delightful riverside apartment.

Contact us today on 01273 661 577 to arrange a viewing and take the first step towards making this wonderful property your new home.

Tenure - Leasehold

Lease Length - 125 years from 1 June 2005

Service Charge - 2026 - £1,297.00

Reserve Fund Charge 2026 - £319.00

Ground Rent - £150 pa

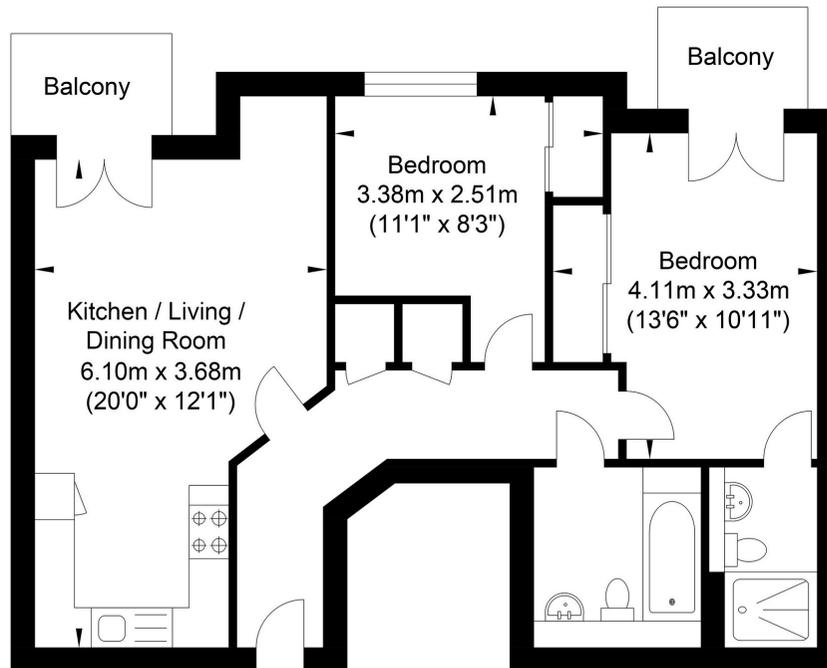
Council Tax Band - C

EPC Rating - B81



Floorplan

Sussex Wharf, Shoreham-by-Sea



Ground Floor
 Approximate Floor Area
 635.07 sq ft
 (59.0 sq m)

Approximate Gross Internal Area = 59.0 sq m / 635.07 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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