Hyman Hill
Estate & Letting Agent

6 Sorlings Reach, Sussex Wharf, Shoreham Beach, BN43 5PD

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£245,000

Two bedroom first floor flat with balcony offering stunning river views

Situated within the ever-popular **Sussex Wharf** development, this superb two-bedroom first-floor apartment offers spacious and well-appointed accommodation, together with delightful views over the River Adur from its private balcony.

The heart of the home is the bright and airy open-plan lounge/kitchen, creating an ideal space for both relaxing and entertaining. French doors lead directly onto the balcony, where you can enjoy the peaceful riverside outlook. The contemporary kitchen is well-equipped with ample worktop and storage space.

There are two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, while a stylish family bathroom serves the second bedroom and guests.

Further features include an allocated parking space, secure entry system, and the property is offered for sale with **no onward chain**, making it an excellent opportunity for first-time buyers, professional couples, investors, or those looking to enjoy a low-maintenance lifestyle in a desirable waterside setting.

Ideally positioned within easy reach of Shoreham town centre, the mainline railway station, local shops, cafés, restaurants and the beach, this fantastic apartment combines modern living with a highly convenient location.

Viewing is highly recommended to fully appreciate everything this excellent apartment has to offer.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

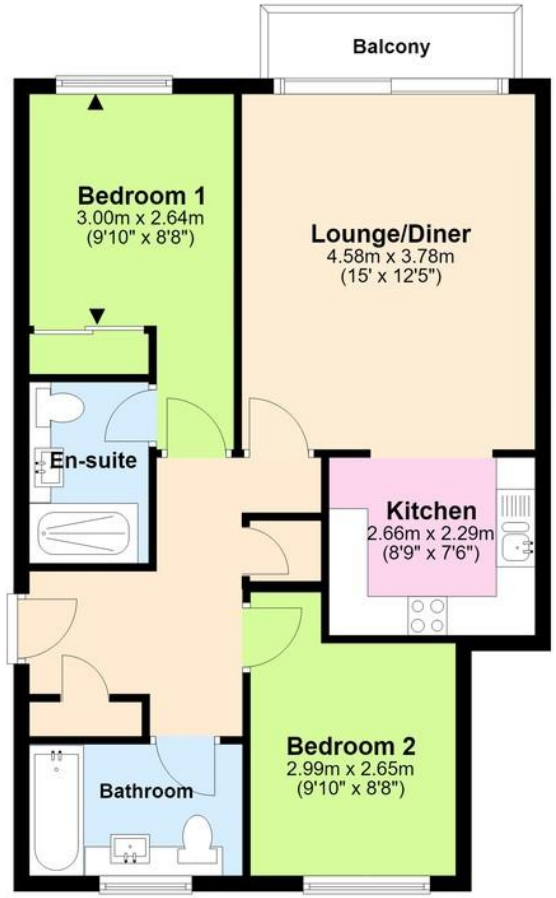
There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its ‘Outstanding’ Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

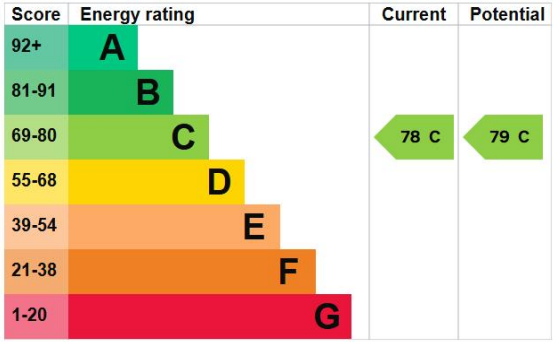
- First floor flat
- Two bedrooms
- Direct river views
- Good sized lounge kitchen room
- En suite to master
- Balcony
- Allocated parking space
- No chain

First Floor



Total area: approx. 62.4 sq. metres (672.2 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liabilitity is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.



Useful Information

Council Tax Band: C - £2,253.63 per annum (2026/2027)

Service Charge: £1,491 per annum

Ground Rent: £150 per annum

Tenure: Leasehold (106 years remaining)

Local Authority: Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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