



25 Bonaventure, Sussex Wharf, Shoreham Beach, West Sussex, BN43 5BH

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Offers In Excess Of £279,000



Beautifully presented two bedroom flat with river views



Hyman Hill is delighted to offer for sale this beautifully presented two double bedroom first floor flat located in the highly popular Sussex Wharf development. The property benefits from an entrance hall, LARGER THAN AVERAGE LOUNGE, separate kitchen, TWO DOUBLE BEDROOMS, master bedroom with EN SUITE, family bathroom, BALCONY offering RIVER VIEWS and allocated parking space.

Located running alongside the river Adur and being a short walk towards the Beach meaning this flat is conveniently located.

Viewing is highly recommended to fully appreciate this home!!

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.

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- First floor flat
 - Two double bedrooms
 - En suite to master
 - Family bathroom
 - Large lounge
 - Balcony with river views
 - Allocated parking
 - Highly popular location











Ground Floor
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C -
£1,960.13 Per Annum

Tenure: Leasehold

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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