



69 Salt Marsh Road, The Waterfront, Bn43 5QJ
Offers over £1,000,000

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The Property & Area

WELCOME TO THE WATERFRONT IN SHOREHAM-BY-SEA. THIS LUXURIOUS RIVERSIDE TOWNHOUSE, BUILT IN 2020/21, OFFERS AN EXCEPTIONAL LIVING EXPERIENCE ALONG WITH INCREDIBLE VIEWS AND A PRIME LOCATION!

Situated in a premier development, this exquisite home showcases outstanding architecture and contemporary design. The townhouse has a total of four bedrooms, providing plenty of space for a growing family or those in need of a home office or gym. Each bedroom is generously sized, offering comfort and privacy.

With three bathrooms, including an en-suite in the main bedroom, everyone can enjoy their space. The premium finishes and attention to detail create an inviting and stylish ambience throughout the property. The open-plan living and dining area seamlessly connect to the fully-fitted kitchen, forming a great space for entertaining or relaxing. On the ground floor, there is a garden room with doors opening onto the garden area.

Enjoy the incredible westerly views overlooking Lancing College and River Adur from multiple vantage points and relax with the stunning sunsets and the beauty of the river nearby, creating an atmosphere that will make you feel at home.

One of the standout features of this remarkable townhouse is the main bedroom. With a vaulted ceiling, lots of natural light and an incredible dressing room which offers a wealth of storage.

Located adjacent to the dressing room is the en-suite bathroom, complete with high-quality fixtures and finishes. Step out onto your private balcony and soak in the surroundings and enjoy the luxury of this hotel like main suite. This property offers four outside spaces, including 2 balconies, a terrace, and garden. Spend sunny afternoons dining, or simply enjoy the fresh air and the beauty of the River Adur. These outdoor areas are perfect for hosting gatherings with family and friends or enjoying some family time. Convenience is key, and this townhouse is close to the High Street. Nearby Shoreham Train Station provides excellent transport links, making commuting and exploring the surrounding area easy.

The property includes a tandem garage and 2 parking spaces, providing secure parking and additional storage space. With the remainder of the new build warranty in place, you can have peace of mind. The Waterfront is Shoreham-By-Sea's premier address, offering a great lifestyle with peaceful riverside living, exceptional views, and modern design!

To view, give our Shoreham team a call on 01273 661577

Material Information:

Tenure: Freehold

Estate Charge: £25 per month (2024)

Council Tax: G



Salt Marsh Road, Shoreham-by-Sea



Oakley

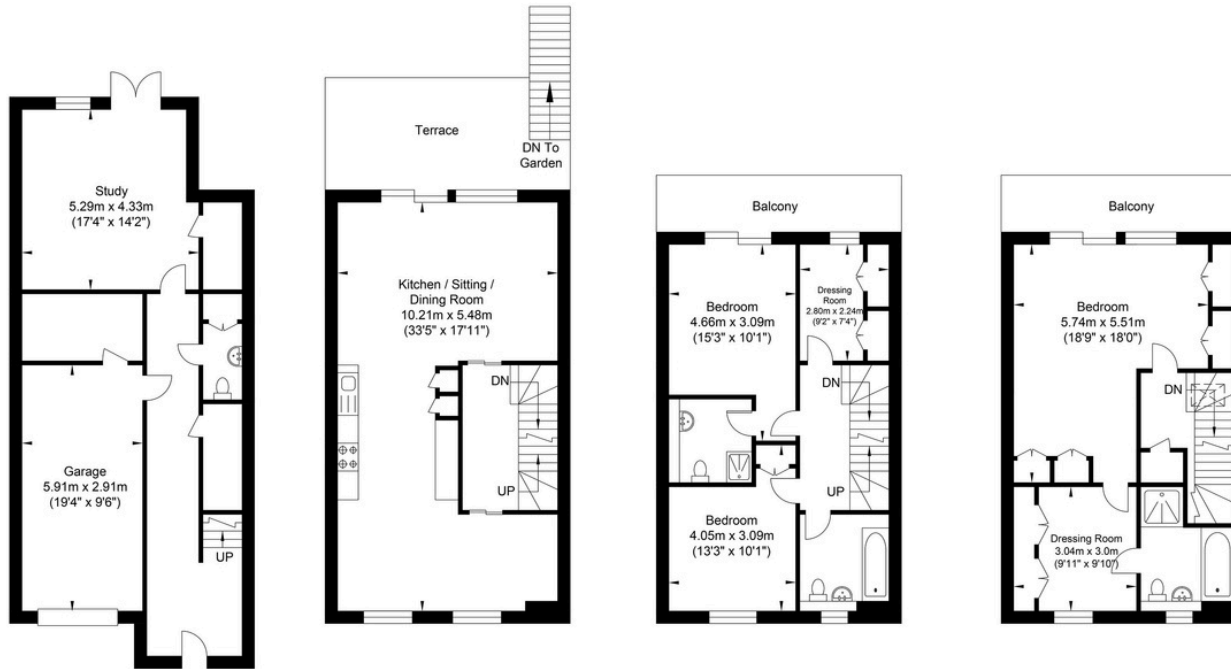
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Ground Floor
Approximate Floor Area
680.70 sq ft
(63.24 sq m)

First Floor
Approximate Floor Area
559.18 sq ft
(51.95 sq m)

Second Floor
Approximate Floor Area
501.38 sq ft
(46.58 sq m)

Third Floor
Approximate Floor Area
501.38 sq ft
(46.58 sq m)

Approximate Gross Internal Area = 208.35 sq m / 2242.66 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 102 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Please note:

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