

Hyman
Estate & Letting



Hill
Agent



15 Newport, Sussex Wharf, Shoreham Beach, West Sussex, BN43 5BJ

15 Newport, Sussex Wharf, Shoreham Beach, West Sussex, BN43 5BJ

£225,000 Leasehold

Hyman Hill are delighted to offer for sale this immaculate ground floor apartment situated in the popular Sussex Wharf Development on Shoreham Beach, offering direct views across the River Adur and on towards the South Downs from the private balcony.

Well presented throughout, the bright, well-proportioned accommodation has features to include; impressive open plan 21' lounge/dining/kitchen with contemporary units, double bedroom, modern fitted bathroom, double glazing and gas central heating.

Externally, there is an allocated parking space situated to the rear of the development and from the decked balcony you can watch the boats go by.

In addition to its internal features, the apartment offers peace of mind with a lease that has 108 years remaining, ensuring long-term security.

Offered with no on-going chain, and a lease that has 108 years remaining, the property is ideal for first time buyers as well as those downsizing. An internal viewing comes as highly recommended.

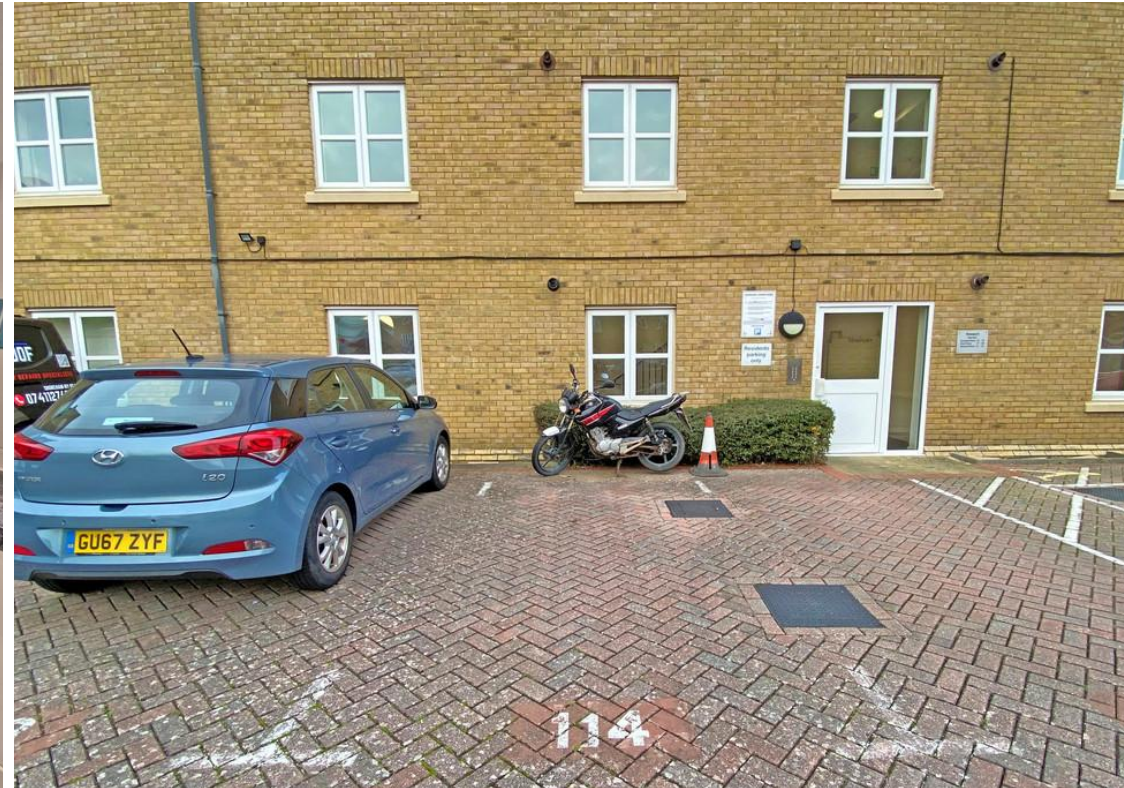
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The vibrant town centre is located approximately 0.6 miles away, offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco. More local convenience shops can however be found in Ferry Road.

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

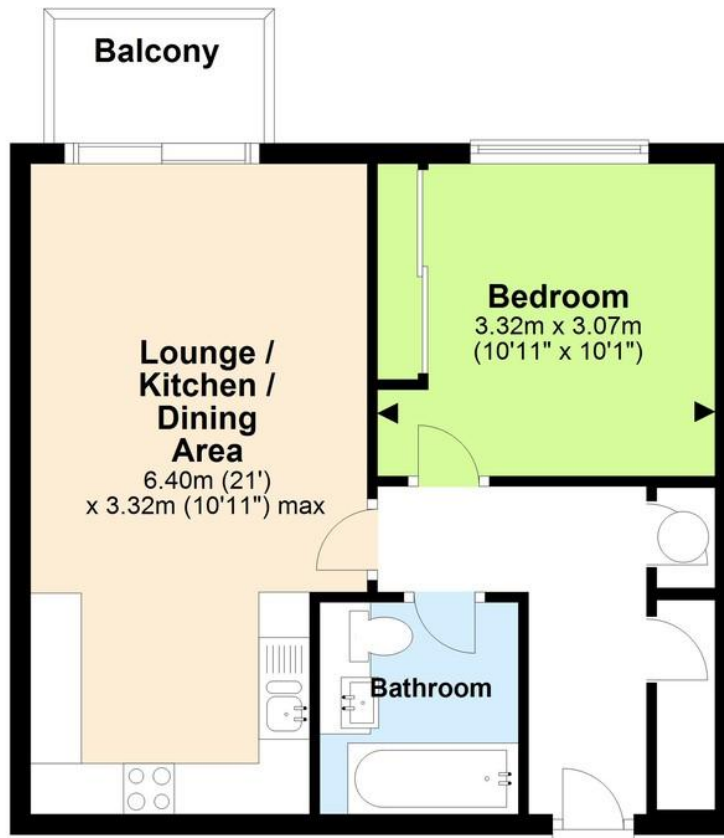
-
- Immaculate ground floor apartment
 - One double bedroom
 - Private balcony with direct river & downland views
 - 21' open plan lounge/kitchen/dining area
 - Double glazing & gas central heating
 - Modern fitted kitchen & bathroom
 - Allocated private parking space
 - No on-going chain







Ground Floor



Total area: approx. 43.1 sq. metres (464.0 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B - £1,796.98 per annum (2024/2025)

Tenure: Leasehold – 108 years remaining

Local Authority: Adur Council

Service Charge: £1,503 per annum

Ground Rent: £150 per annum

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

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk