



30 Bonaventure, Sussex Wharf, Shoreham-by-Sea, West Sussex, BN43 5BH

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£235,000 - Leasehold

Hyman Hill are delighted to present this exceptional top floor, two-bedroom purpose-built apartment, enviably positioned within the highly sought-after Sussex Wharf development on Shoreham Beach. Boasting captivating, uninterrupted views across the picturesque River Adur, this superb home enjoys a wonderful sense of light and tranquillity, with principal rooms perfectly arranged to maximise the stunning waterside outlook, including access to a charming Juliette balcony.

Beautifully presented throughout, the apartment offers bright, spacious and thoughtfully designed contemporary living. The impressive 20'9 open-plan lounge/kitchen/dining area provides an ideal space for both relaxing and entertaining, featuring stylish modern fitted kitchen units complemented by integrated appliances and generous living and dining space flooded with natural light.

The property further benefits from a well-proportioned master bedroom, complete with a sleek, contemporary en-suite shower room and recessed wardrobe space, while the second bedroom enjoys its own Juliette balcony.

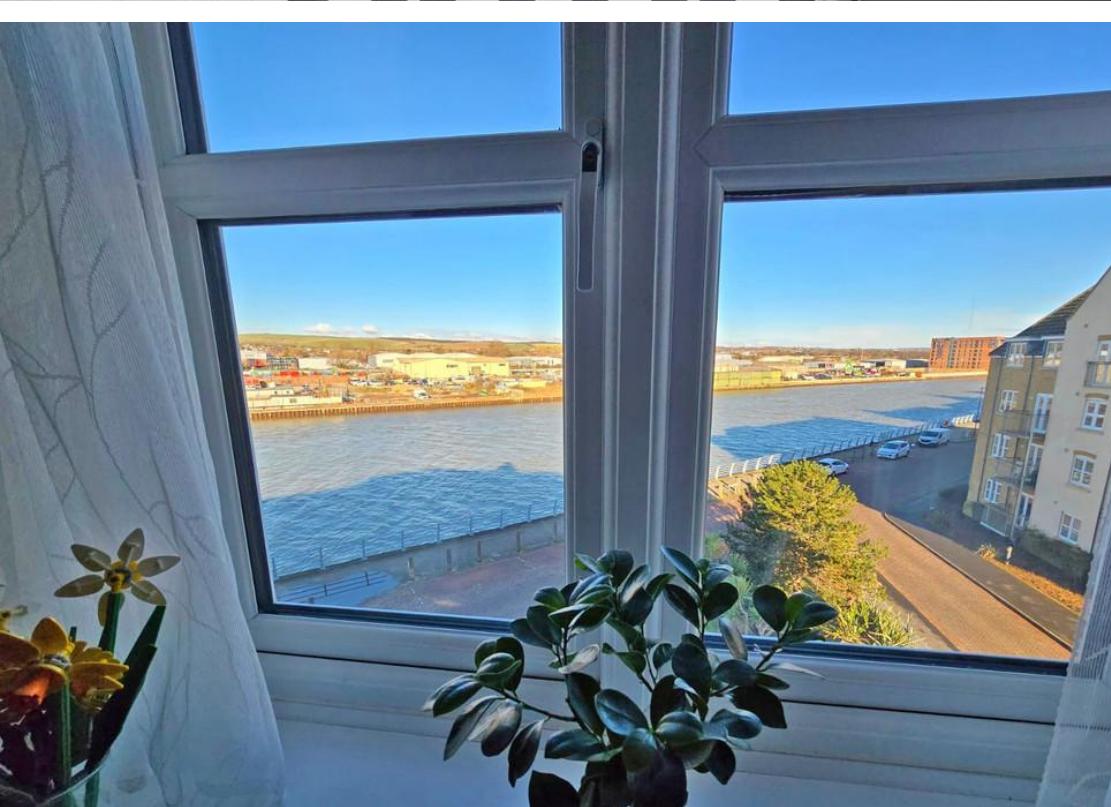
A modern family bathroom, finished to a high standard, serves the remainder of the apartment.

Located just a short stroll from the beach, Silver Sands and the Harbour Club, the property is perfectly positioned to enjoy the very best of coastal living. The convenient Ferry Road shops and the iconic Shoreham Footbridge, providing access to the vibrant High Street with its variety of independent shops, cafés and restaurants, are approximately one mile away. For commuters, Shoreham-by-Sea mainline railway station is also within easy reach, located approximately one and a half miles from the property.

Externally, the apartment benefits from an allocated parking space situated to the rear of the development, ensuring convenient and stress-free parking. To the front, residents can enjoy delightful riverside walks, offering the perfect setting to relax and take in the ever-changing waterside scenery.

This superb apartment presents an outstanding opportunity for those seeking stylish coastal living in a highly desirable and well-connected waterside location.

- Top floor purpose-built apartment
  - Two bedrooms
  - Juliette balcony with direct river views
  - Family bathroom plus an en-suite to bedroom
- 20'9 open plan kitchen/lounge/diner
- Modern fitted kitchen with integrated appliances
- Allocated parking space
- No on-going chain



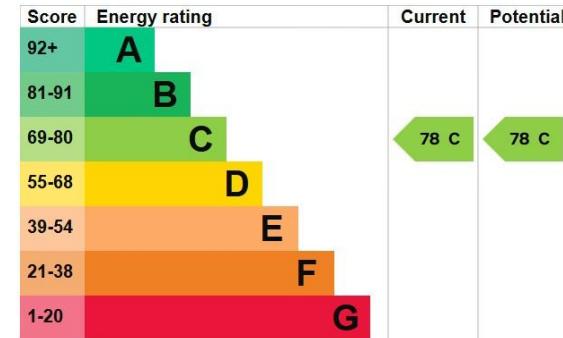






Total area: approx. 56.5 sq. metres (608.0 sq. feet)

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 liability is taken for error or misstatement. Any party must rely upon their own inspection.  
Plan produced using PlanUp.



### Useful Information

**Council Tax Band:** C - £2,151.33 per annum (2025/2026)

**Tenure:** Leasehold (104 years remaining)

**Service Charge** - £1,544 per annum

**Ground Rent** - £150 per annum

**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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