









- 4 Bedroom, River Facing Townhouses
- Shoreham by Sea's Premier New Address
- Garage & Parking
- Watch The World Go By
- 2 Balconies, Terrace & Garden

- Views Worth Coming Home To
- Uninterupted Westerly Views
- Master Bedroom Suite With Dressing Room & Balcony
- Garden Room
- Show House Now Open!







The Property

The Waterfront - Shoreham by Sea's Premier New Address, where life makes sense. This exclusive collection of contemporary new homes is nestled on the River Adur, near to the beautiful South Downs and is just a stone's throw from the vibrant and changing town centre. It's a secluded oasis with a wonderful setting, somewhere that inspires you to do the things you love with the people you love.



The Location













Floor Plan Loc

The Shearwater

37', 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48', 49' 50', 51', 52', 53', 54', 55', 56', 57' & 58'

Four bedroom waterfront home



Plots 30, 20 at at at at at 50, 20 50, 50 55 50 8 50 fepting Sciences

Plots 37, 40, 42 45, 47, 48, 57, 54, 55 to 50 fepting sciences

First Floor Dimensions

*HANDED PLOTS C CUPBOARD B BOILER W WARDROBE WM WASHING MACHINE . VELUX WINDOW

LIVING ROOM 5.43 X 3.92M 17*10* X 12*10* DINING ROOM 5.43 X 2.20M 17*10* X 7*3*

4.13 X 3.09 M 13'6" X 10'1" 3.86 X 2.77 M 12'7" X 9'1" The Shearwater is a truly impressive waterfront home benefitting from a garden room to the ground floor with access to the outside space.

The first floor has an open plan kilchen, living and diring area that spans the whole level, opening onto a sun terrace at the rear to enjoy far reaching views of the River Adur.

The second floor has three bedrooms, one of which is en-suite and also has access to a balcony overdoing the waterfront. The third floor houses the impressive master suite complete with dessing room, en-suite and private balcony, perfect for enjoying those lazy weelend mornings from your sealing area inside.





Second Floor Dimensions

BEDROOM 2 3.40 X 3.09 M 11"1" X 10"1" BEDROOM 3 3.09 X 3.01 M 10"1" X 9"10" 2.80 X 2.21 M 92" X 7"3" BATHROOM 2.40 X 2.20 M 7"0" X 7"2" RSUITE 1 2.00 X 1.39 64" X 6"6" BALCONY 1 1.00 X 5.45 M 3"3" X 17"10" Third Floor Dimensions

BEDROOM 1 5.69 X 4.76M 18'8" X 15'7" DRESSING ROOM 3.00 X 2.32M 9'10" X 7'7" ENSUITE 2 3.00 X 2.20M 9'10" X 7'2" BALCONY 2 1.00 X 5.45M 3'3" X 17'10"

and before an experience of the Docks required in the opposite design to the thoract on selected unit. Wholes may open differently to be fixed, all researchers from the proposition of the proposed design of

Agents Notes

Ground Level Dimensions

GARDEN ROOM 4.33 X 4.22M 14'2" X 13'10"

Tenure Freehold Lease Term Years Remaining Ground Rent Service Charge Council Tax Band

Brighton & Hove City Office Residential Sales & New Homes Shoreham-by-Sea Office Residential Sales, Lettings & New Homes

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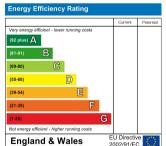
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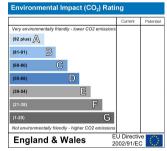
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Location Map



Energy Performance Certificate





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