









- 4th Floor Apartment With Views
- 2 Balconies
- Bike Store
- Riverside Living
- book your viewing today!

- Southerly Facing with 2 Bedrooms
- Underground Parking Space
- Underfloor Heating
- Show House Appointment Only
- Property to sell? Please speak to our Shoreham team for all the options









## 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







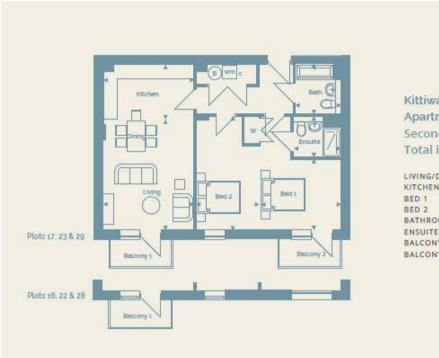








Floor Plan Loca



Kittiwake Court
Apartments 16\*, 17, 22\*, 23, 28\*, 29
Second, third & Fourth Floors
Total internal area: 75.3 m² / 810.50 sqft

LIVING/DINING ROOM	4.86M X 3.96M	15'11" X 12'11"
KITCHEN	3.96M X 2.38M	12'11" X 7'9"
BED 1	3.48M X 3.09M	11'4" X 10'1"
BED 2	4.99M X 2.75M	16'4" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY 1	2.62M X 1.15M	8'7" X 3'9"
BALCONY 2	2.62M X 1.15M	8'7" X 3'9"

# **Agents Notes**

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

Brighton & Hove City Office Residential Sales & New Homes

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

T 01273 661577
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Lewes Town & Country Office Residential Sales, Lettings and New Homes

T 01273 487444
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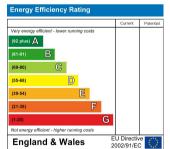
The London Office Residential Sales

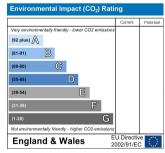
T 020 839 0888 E enquiries@tlo.co.uk

### **Location Map**



# **Energy Performance Certificate**





Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.