









- A Selection of River Facing Townhouses Stunning Views of The River Adur and
- Shoreham by Sea's Premier New Address Outside Space on Every Level
- Garage & Parking
- New Riverside Community

- Lancing College
- Master Bedroom Suite With Dressing Room & Balcony
- Garden Room
- 2 Balconies, Superb Terrace & Garden Reserve Your Dream New Home Today







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



Total internal area: 198 m² / 2,136.5 sqft

Ground Level Dimensions

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



First Floor Dimensions

LIVING ROOM 5.43 X 3.92 M 17*10* X 12*10*
DINING ROOM 5.43 X 2.20 M 17*10* X 7*3*
KITCHEN 4.13 X 3.09 M 13*6* X 10*1*
TERRACE 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 kitchen, living and dining 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 X3.09M 11'1' X 10'1' BEDROOM 3 3.09 X 3.01M 10'1' X 9'10' BEDROOM 4 2.80 X 2.21M 9'2' X 7'3' BATHROOM 2.40 X 2.20M 9'2' X 7'3' BATHROOM 2.40 X 2.20M 10'0' X 7'2' BALCONY 1 1.00 X 5.45M 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"

Note Some picts are minimed. Please refer to be defined disoppiers. Excipation went of scale and are declarible only to contion of whitever, door, little must be placed as the property of the Cook many steps. The exceptance described in the but shown in seclect with life. Which may spen differently one being all merceptance from the property of the

Agents Notes

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

Brighton & Hove City Office Residential Sales & New Homes

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

T 01273 661577
E shoreham@oakleyproperty.com

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

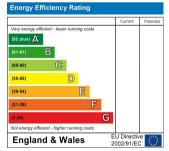
T 01273 487444 E lewes@oakleyproperty.com The London Office Residential Sales

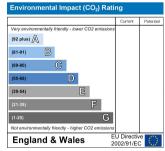
T 020 839 0888
E enquiries@tlo.co.uk

Location Map



Energy Performance Certificate





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