



Lagoon Way, The Waterfront, Shoreham, BN43 5QN
Offers Over £600,000

Lagoon Way, The Waterfront, Shoreham, BN43 5QN

An extremely well present 3 bedroom 3 storey townhouse located on Shoreham's Waterfront Development with direct access on the the River Adur and offering private parking and a large double length garage.

The Property

A fantastic 3 bedroom 3 storey town house in Shoreham's newest riverside address The Waterfront. The property has a large double length garage on the ground floor along with a GF W.C. and 2 storage and utility cupboards.

On the first floor there is an open plan lounge, diner and kitchen with modern integrated appliances and an extended worktop with breakfast bar with direct access out to an elevated decked terraced garden. Bedroom 3 is located on the 1st Floor

The 2nd floor landing has a cupboard housing the combi boiler and a hatch giving access to the loft storage space along with a large Velux window giving natural light.

There are 2 bedrooms one master to the front with fitted wardrobes and an en-suite shower room and a 2nd bedroom to the rear. There is also a family bathroom on the 2nd floor.

Externally there is private parking to the front of the property in front of the garage and there is also visitors parking within the development.

The Location

The Waterfront is Shoreham's premier new development built in 2020 and is located within a short walk to the Shoreham High Street and mainline railway Station. The River Walk is accessed from the development and Shoreham beach is also only a short walk away.

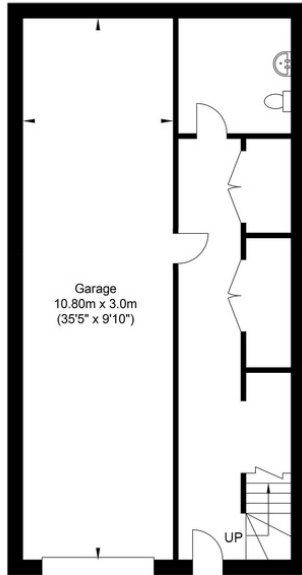
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also award winning monthly farmers' markets on East Street to explore and enjoy.

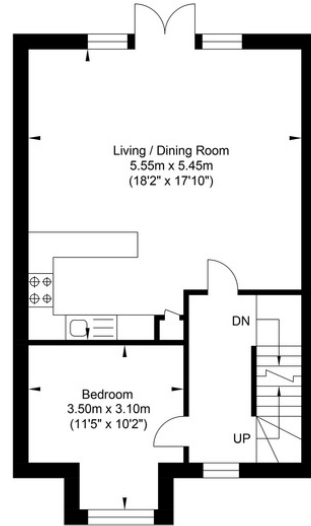
Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



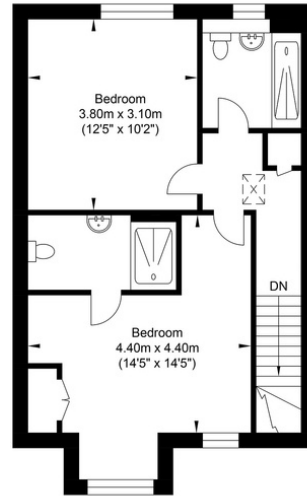
Lagoon Way, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
621.93 sq ft
(57.78 sq m)



First Floor
Approximate Floor Area
503.53 sq ft
(46.78 sq m)



Second Floor
Approximate Floor Area
503.53 sq ft
(46.78 sq m)



Approximate Gross Internal Area = 151.34 sq m / 1629.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Shoreham Property Hub
01273 661 577
6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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Energy Performance Certificate

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

Agents Notes

Tenure - Freehold
Council Tax Band - D
There is an annual estate charge that covers road maintenance and landscaping £ TBC



Please note:

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