



23 Dunwich, Shoreham Beach, BN43 5PE
Guide Price £270,000

23 Dunwich, Shoreham by Sea, BN43 5PE

The Property & Area

This luxurious top-floor apartment offers a fantastic waterfront living experience. Located in a prime location, this stylish two-bedroom property presents an idyllic sanctuary for those seeking modern comfort and far reaching river views, with allocated parking.

Step inside and be greeted by a bright and spacious open-plan living area that immediately invites you to unwind in its serene ambience. Large windows fill the room with natural light, providing a seamless connection between the interiors and the spectacular surroundings. The well-appointed lounge dining area is perfect for lounging with loved ones or entertaining friends, creating an inviting space for any occasion.

Prepare delectable meals in the modern fitted kitchen, equipped with high-quality appliances and ample storage. Whether you are a skilled home cook or simply enjoy preparing a quick meal, this well-designed kitchen caters to all your culinary needs. The open-plan layout allows for seamless interaction and effortless socializing while cooking for friends and family.

The apartment's two double bedrooms offer tranquil retreats, each presenting a peaceful haven for relaxation. The master bedroom boasts an additional en-suite bathroom and fitted wardrobes.

One of the standout features of this exceptional property is the inviting balcony, where you can savor your morning coffee or delight in the stunning river views. This serene outdoor space offers a peaceful retreat where you can soak up the beauty of your surroundings and bask in the refreshing coastal breeze.

This apartment is a short walk to the picturesque Shoreham Beach Foreshore. Immerse yourself in the beauty of nature as you stroll along the shore or take in the breathtaking views of the English Channel. Enjoy the tranquility and recreational activities that the beach has to offer.

Situated just a leisurely 5-minute stroll from Shoreham Beach, this apartment offers the perfect blend of coastal living and urban convenience. Within approximately 1km, you'll find shopping facilities on Ferry Road and The Adur Ferry Footbridge, granting easy access to Shoreham town centre. Here, you'll discover an array of comprehensive shopping facilities and a mainline railway station, connecting you to both London city and coastal services.

Material Information:

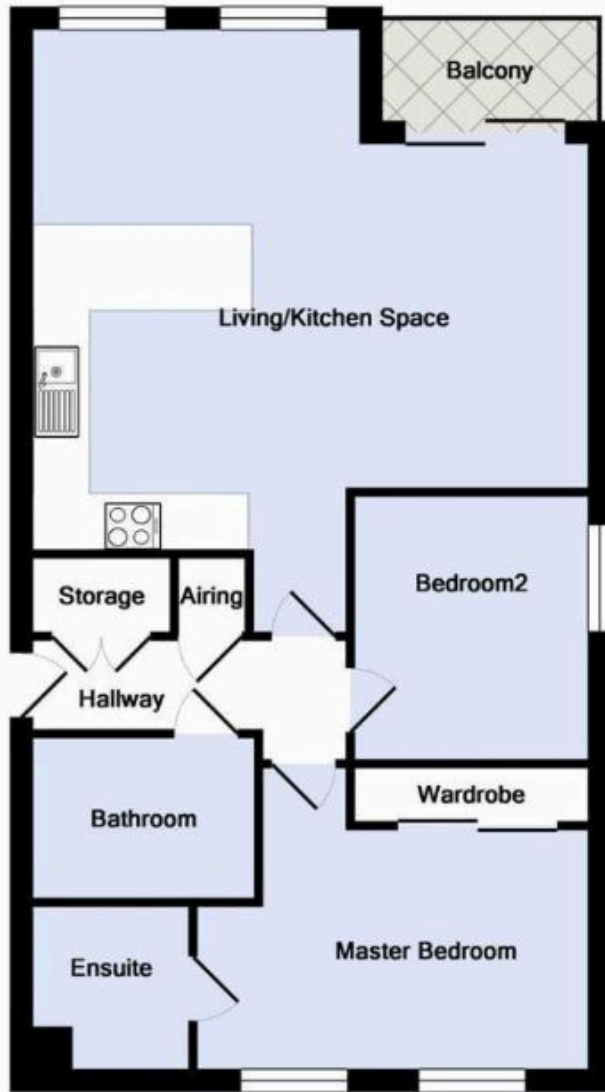
Tenure: Leasehold

Council Tax: C

Service Charge £1596 for 2025

Ground Rent £150





Total Approx. Floor Area 753 Sq.Ft. (70.0 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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