

**19 Ringed Plover Apartments, The Waterfront, Ropetackle**  
Offers Over £400,000



# 19 Ringed Plover Apartments, The Waterfront

## The Property & Area

Welcome to The Waterfront: Shoreham's Premier Riverside Address.

This impressive two-bedroom apartment, located in the highly sought-after Waterfront development on Salt Marsh Road, presents an outstanding opportunity for those seeking a town centre lifestyle with coastal views. With its prime position, you can enjoy sea and river views directly from it's 2 balconies, creating a beautiful and appealing environment.

The spacious living area has been designed for comfort and relaxation. This generous reception room provides ample space for both lounging and dining, making it ideal for entertaining guests or enjoying quiet days at home. Large windows ensure the space is filled with natural light, enhancing the bright and airy feel. The layout flows seamlessly.

The apartment features a well-appointed kitchen, offering functional space for everyday cooking. It is designed to be both efficient and user-friendly.. Adjacent to the main living space, a private balcony extends the living area outdoors, providing a perfect spot to take in the changing view of the sea and river. There are 2 balconies to enjoy, giving you a significant asset.

This property offers a fantastic chance to secure a home in a truly special location.

The apartment comes with allocated parking, providing you with the convenience of always having a space. Whether you work from home or commute to nearby cities, this property offers easy access to transportation routes. The nearby Holmbush Shopping Village is within walking distance, offering a range of shops, restaurants, and amenities to cater to your everyday needs.

Living in Shoreham-By-Sea means enjoying the best of both worlds. Take a short stroll to the town's vibrant cafes, charmingThis property comprises two comfortable bedrooms, each offering a peaceful space. The main bedroom benefits from an en-suite bathroom. The second bedroom is equally well-proportioned, suitable for guests or as a home office. Both bathrooms are finished to a high standard and the inclusion of two bathrooms adds to the overall practicality and appeal of the apartment.

Living in this popular Waterfront development means enjoying more than just the views. The location offers excellent access to local amenities, River walks, and the vibrant community of Shoreham by Sea. This apartment is perfect for individuals or couples looking for a move-in ready home in a desirable setting, combining modern comforts with the allure of waterfront living.

Material Information:

Tenure: Leasehold

999 Year Lease from 2020

Service Charge 2026: £2294.81

Ground Rent: £250 per year

Remainder of the New Homes Warranty, circa 4 years.

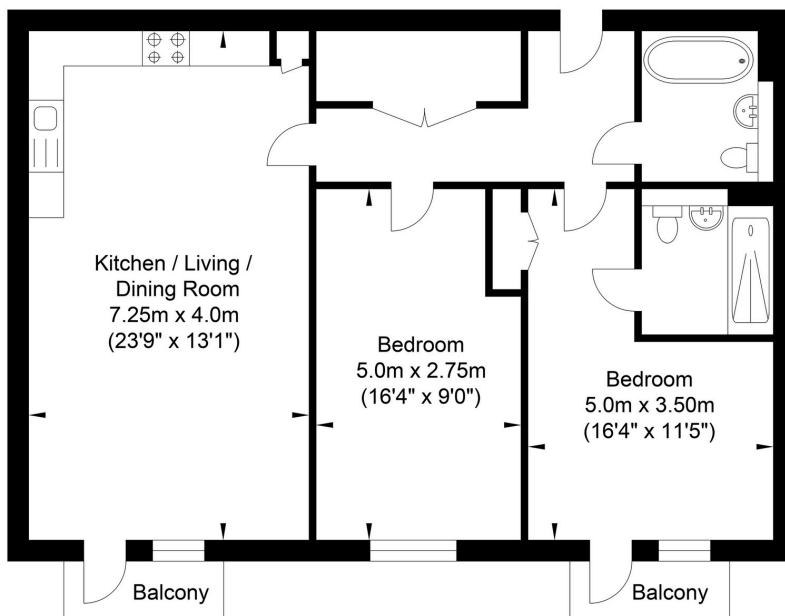
The building has recently completed a 'Right to Manage' and introduced a new managing agent.







## Salt Marsh Road, Shoreham-by-Sea



Approximate Floor Area  
828.82 sq ft  
(77.0 sq m)

Approximate Gross Internal Area = 77.0 sq m / 828.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Oakley

Your Sussex Property Expert

Shoreham Property Hub  
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

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