



**Oystercatcher Apartments, Salt Marsh Road, Shoreham, BN43 5QS**

Offers Over £300,000

# Oystercatcher Apartments, Salt Marsh Road, Shoreham by Sea, BN43 5QS

## The Property & Area

Introducing a stunning opportunity to own a beautiful and spacious 1 bedroom apartment in the sought-after Waterfront development in central Shoreham with the River Adur on your doorstep.

Situated on the second floor with a convenient lift, this apartment offers a comfortable and contemporary living space. As you step inside, you are greeted by a light-filled lounge that opens up to a large terrace, perfect for relaxing and enjoying the picturesque views over Shoreham.

The terrace becomes an extension of the living area, providing the ideal spot for entertaining guests or simply basking in the fresh air. The bedroom boasts ample space and brightness, creating a cozy place for relaxation. With enough room for all your furniture, this larger than average bedroom ensures a peaceful retreat after a busy day.

The modern kitchen is equipped with high-quality appliances and is open plan to the lounge. The full bathroom suite has a bath complete with a shower and provides a stylish design. A key advantage of this property is the private covered parking space that comes with it. With your own dedicated parking spot, your car will be secure and easily accessible whenever you need it.

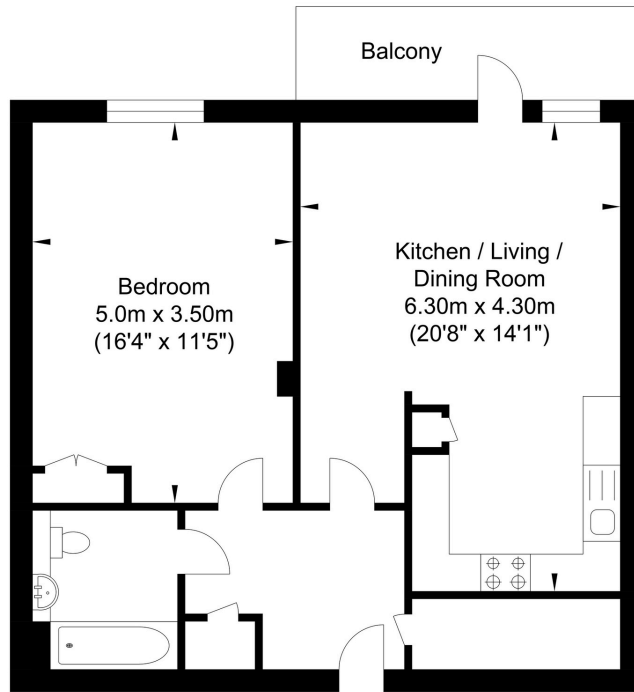
Situated just a stone's throw away from the River Adur, you'll have the opportunity to enjoy the tranquil waterside ambiance right at your doorstep. Take a leisurely stroll or indulge in riverside activities. This apartment benefits from the remainder of a New Homes Warranty, ensuring peace of mind and protection for years to come. Additionally, the property is offered with no chain, allowing for a seamless and efficient purchase process. Location is key, and this apartment certainly offers that advantage.

It is conveniently located close to Shoreham High Street, where you can explore a plethora of shops, restaurants, and cafes. The railway line is also within easy reach, connecting you to nearby towns and cities effortlessly. With a few yards is the amazing River Adur which offers miles of walking or cycling routes to enjoy.

Contact us today to arrange a viewing! 01273 661577 /shoreham@oakleyproperty.com



# Salt Marsh Road, Shoreham-by-Sea



Approximate Floor Area  
624.95 sq ft  
(58.06 sq m)

Approximate Gross Internal Area = 58.06 sq m / 624.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure - Leasehold  
Lease length - 999 yrs from 2019  
Maintenance - Jan 2024 - Dec 2024 -  
£2,300.40  
Ground Rent - £150 per annum.

### Energy Performance Certificate

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



**Please note:**

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# Oakley

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