



Salt Marsh Road, The Waterfront, Shoreham by Sea, West Sussex, BN43 5QJ
Offers Over £1,000,000

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The Property & Area

WELCOME TO YOUR DREAM HOME AT SALT MARSH ROAD, A PRIME DEVELOPMENT IN SHOREHAM. SITUATED IN A PREMIER WATERFRONT LOCATION, THIS PROPERTY BUILT IN 2020 OFFERS UNRIVALED LUXURY AND BREATHTAKING VIEWS THAT WILL LEAVE YOU SPEECHLESS. WITH ITS 4 BEDROOMS, 3 BATHROOMS (INCLUDING 2 ENSUITES), AND 2 RECEPTION ROOMS, THIS HOUSE PROMISES TO EXCEED ALL EXPECTATIONS.

With a large double garage and off-street parking, convenience is at your fingertips. No more worries about finding a parking spot! Additionally, this property boasts a range of private outside spaces, including a garden and a large terrace accessed from the lounge. Enjoy the outdoors, soak up the sun, and relish the stunning surroundings right at your doorstep.

The ground floor has a large hallway GF W.C access to the garage and a large garden room to the rear leading out to the ground floor garden.

As you enter the first floor you'll be greeted by a reconfigured living space that seamlessly combines style and comfort. The upgraded kitchen is a true masterpiece, featuring high-end appliances, sleek countertops, and ample storage space. It's the perfect place to whip up culinary delights, this leads to the dining area to entertain guests and on to the lounge area with double doors that lead out to your decked terrace with steps down to the secluded garden area.

The large master suite is the epitome of luxury with its large vaulted ceilings and huge windows allowing lots of natural light. Complete with a dressing room, fitted storage, and a spacious bathroom, it provides an oasis of tranquility. Step out onto your private balcony and savor the majestic views of the river, Lancing College and the South Downs while enjoying a morning cup of tea or an evening glass of wine whilst watching the sunset.

This property is not just a house; it's a lifestyle. The outstanding westerly river and downland views will take your breath away, offering a sense of calm and serenity. And with its easy access to the mainline railway station giving direct links to London and with its close proximity to the high street, you'll have easy access to a variety of shops, restaurants, and amenities.

A property of this caliber rarely comes onto the market, so don't miss this incredible opportunity to own your dream waterfront home. Immerse yourself in luxury, comfort, and awe-inspiring views. Contact us today to arrange a viewing and start living the life you've always imagined.

Contact us today to arrange a viewing! 01273 661577
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Salt Marsh Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
696.10 sq ft
(64.67 sq m)

First Floor
Approximate Floor Area
607.08 sq ft
(56.40 sq m)

Second Floor
Approximate Floor Area
484.91 sq ft
(45.05 sq m)

Third Floor
Approximate Floor Area
484.91 sq ft
(45.05 sq m)



Approximate Gross Internal Area = 211.17 sq m / 2273.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

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Property Video

Get in touch to book a viewing or valuation of your own property



Agents Notes

Tenure - Freehold
Council Tax: G
Estate Management
Charge - £12.49 per month.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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