



**Garland Point , Sussex Wharf, Shoreham by Sea, West Sussex, BN43 5PF**  
Guide Price £330,000

# Garland Point, Sussex Wharf, Shoreham by Sea, West Sussex, BN43 5PF

## The Property & Area

Experience comfortable and spacious living in this stunning ground floor apartment located in Garland Point, Shoreham. Boasting a generous size of 936 ft<sup>2</sup>, this 2-bedroom, 2-bathroom property offers a fantastic living space for potential buyers.

Upon entering, you will be greeted by a large hallway with double door leading in to the bright and expansive open plan lounge, kitchen, and diner. Perfect for entertaining guests or simply enjoying family time, this area provides plenty of space for relaxation and socializing. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

Step out onto the balcony and be captivated by the picturesque river views. Imagine sipping your morning coffee or unwinding with a glass of wine while admiring the tranquil surroundings. This private outdoor space adds an extra element to this already fantastic property.

The spaciousness continues with the two well-appointed double bedrooms, both equipped with fitted wardrobes. The principle bedroom offers the convenience of an en-suite bathroom, providing privacy and comfort. The family bathroom provides additional convenience for residents and guests alike.

Plenty of storage options are available throughout the apartment, including a large storage cupboard in the hallway. This ensures that your belongings can be neatly organized and easily accessed.

Furthermore, the property includes an allocated parking space, eliminating any worries about finding a place to park, there are also visitor spaces throughout the development. This feature is a valuable commodity in this sought-after area, providing convenience and peace of mind.

Formerly used as a show home for the building, this apartment is in fantastic order throughout. It showcases modern fixtures and fittings, adding a touch of elegance to the space. The well-maintained interiors create an inviting atmosphere, making it easy for you to envision yourself living here.

Location is key, and this property offers proximity to Silver Sands Beach and The Harbour Club. Embrace a coastal lifestyle by taking leisurely walks along the beach or indulging in water activities. The Harbour Club is nearby, and Ferry Road shops and the footbridge in to town is under a mile away.

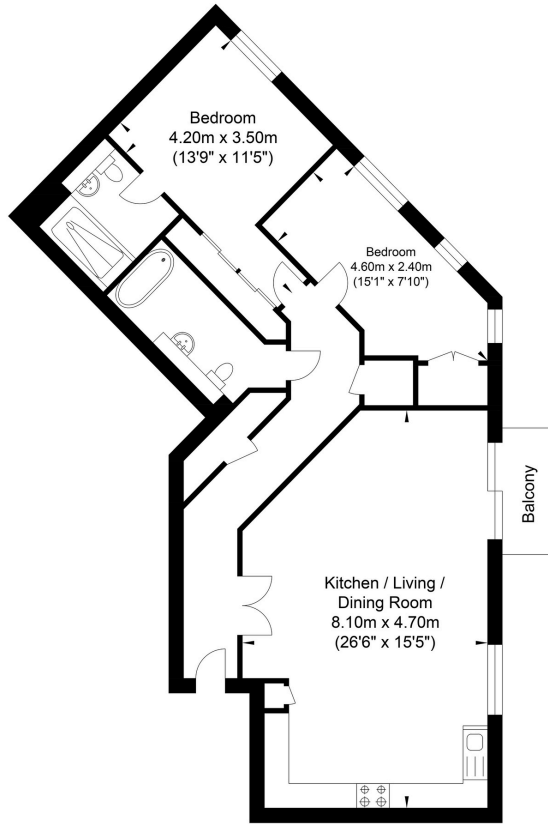
In conclusion, this spacious 2-bedroom apartment in Garland Point offers a remarkable living experience. With its large open plan living area, balcony with river views, en-suite bathroom, and allocated parking space, it ticks all the boxes for comfortable and convenient living. Don't miss out on the opportunity to call this property your home. Book a viewing today and see the endless possibilities that await you.

Contact us today to arrange a viewing! 01273 661577  
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# Floorplan

## Sussex Wharf, Shoreham-by-Sea



Approximate Floor Area  
943.99 sq ft  
(87.70 sq m)

Approximate Gross Internal Area = 87.70 sq m / 943.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure - Leasehold  
Lease Length -125 years from 1st  
June 2005  
Service Charge - 1st Jan 2024 - 31st  
Dec 2024 £1,562.46  
Ground Rent - £150 pa  
Council Tax - C

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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