



**Riverside House, Shoreham By Sea, West Sussex BN43 5DW**  
Offers Over £325,000



# Riverside House, Shoreham By Sea, West Sussex BN43 5DW

## The Property & Area

Situated on the desirable top floor of Riverside House, this exceptional purpose-built apartment offers a rare opportunity to acquire a stylish, move-in-ready home in the heart of Shoreham. With a south-facing balcony providing sweeping views over the River Adur and Shoreham Beach, the property perfectly blends modern living with a stunning coastal backdrop.

Inside, a spacious entrance hall leads to all principal rooms, with contemporary décor throughout creating a bright and sophisticated atmosphere. The heart of the home is a generous open-plan lounge/kitchen/diner, flooded with natural light and opening onto the private balcony—ideal for relaxing and enjoying the fantastic view. The sleek kitchen features ample storage, integrated appliances, and a breakfast bar, alongside space for formal dining.

There are three genuine double bedrooms, including a principal with built-in wardrobes, offering flexibility for families, guests, or a home office. A stylish bathroom completes the accommodation, fitted with both a full-size bath and separate shower.

Residents benefit from a vibrant location directly on Shoreham High Street, surrounded by independent shops, cafes, restaurants, and traditional pubs. From everyday essentials to artisan treats, everything is within walking distance, contributing to a laid-back yet connected lifestyle. Shoreham's thriving arts scene and riverside charm make it a sought-after destination for all ages.

Transport links are excellent, with Shoreham Station just half a mile away offering direct services to Brighton, Worthing, and London. The A27 and A259 provide easy road access along the coast, and frequent local bus routes connect to surrounding towns and countryside. Outdoor enthusiasts will love the proximity to the South Downs, beach, and river, with activities such as paddle boarding, sailing, and scenic walking trails just moments away.

Offered at a guide price of £350,000, this immaculate apartment suits first-time buyers, downsizers, or those seeking a coastal retreat with unbeatable views. Viewing is highly recommended.

For further information or to arrange a viewing, contact our Shoreham office at 01273 661 577.

### Material Information

Tenure - Leasehold

Maintenance Charges - £672.72 Per Quarter

Ground Rent - £15.76 Per Year

Lease Length - 999 years from 25<sup>th</sup> March 1961

Council Tax Band - C

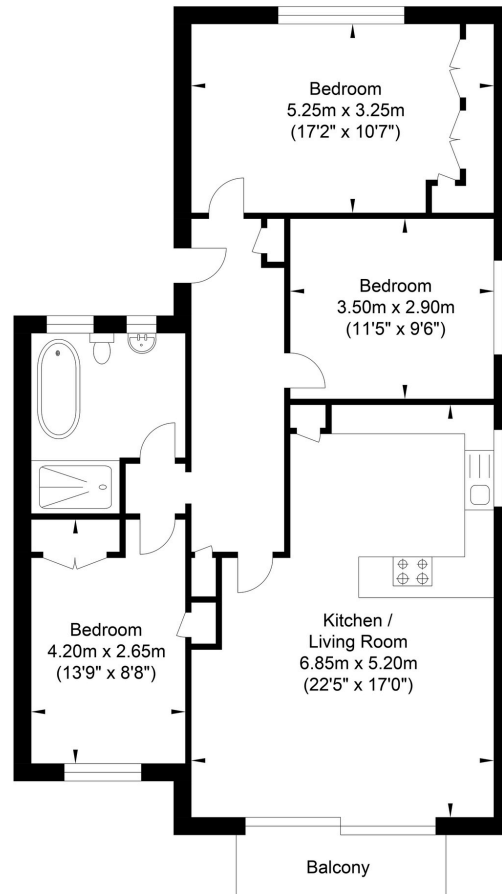






# Floorplan

## High Street, Shoreham-by-Sea



Approximate Floor Area  
983.17 sq ft  
(91.34 sq m)

Approximate Gross Internal Area = 91.34 sq m / 983.17 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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Oakley

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