



**Salt Marsh Road, Shoreham by Sea, West Sussex, BN43 5QL**  
Offers over £600,000



# Salt Marsh Road, Shoreham by Sea, West Sussex, BN43 5QL

## The Property & Area

Ideally situated within the highly sought after Waterfront Development in central Shoreham-by-Sea, this home offers a unique blend of comfortable living, river views, and convenient access to local amenities, making it an excellent opportunity for a variety of buyers.

The ground floor provides access to a double length garage, offering ample storage and secure parking with 2 parking spaces to the front. Beyond this, a versatile garden room provides additional living space, perfect for a home office, gym, or a quiet place, with direct access to the rear garden. The ground floor also features a W.C which has space for a shower, ensuring convenience for residents and guests.

The first floor is dedicated to the main living areas, designed to maximise natural light and the property's appealing outlook. The spacious living area flows seamlessly into a modern kitchen, creating an open-plan environment ideal for both everyday living and entertaining. A standout feature of this floor is the exceptionally large and extremely secluded first-floor terrace, providing a private outdoor space, a perfect spot for al fresco dining or simply relaxing. This generous outdoor space is a real asset. To the front of the house is the 3rd bedroom which has views towards the River Adur.

Ascending to the second floor, you will find 2 further bedrooms, each offering comfortable accommodation. The master bedroom benefits from an en-suite bathroom, providing a private and luxurious touch and a view of the river. The other bedroom is served by a family bathroom, ensuring ample facilities for all. The layout on this floor is thoughtfully designed to create a sense of space and privacy for each room.

Externally, the property boasts a larger than average garden for the development, offering a fantastic outdoor space for gardening, or simply enjoying the fresh air. This private garden complements the first-floor terrace by a connecting external staircase, providing diverse outdoor living options.

The double length garage is a significant advantage, offering secure parking and additional storage options.

Located in the vibrant Waterfront Development, residents benefit from being just a short stroll from Shoreham's High Street, with its array of shops, cafes, and restaurants.

Shoreham train station is also conveniently nearby, providing excellent transport links to Brighton, Worthing, and London. This property is offered for sale with offers in excess of £600,000, presenting a superb opportunity to acquire a charming home in a prime location.

This property is perfect for families or those seeking a well-connected lifestyle by the river.

### Material Information:

Tenure: Freehold

Council Tax: E

Garage & 2 Parking Spaces

Estate Service Charge: £19 per month.







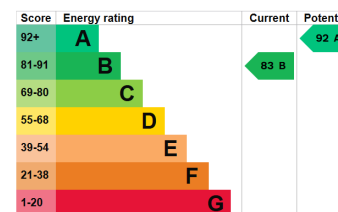
# Floorplan

## Salt Marsh Road, Shoreham-by-Sea



Approximate Gross Internal Area (Including Garage) = 154.16 sq m / 1659.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Certificate



# Oakley

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