



Salt Marsh Road, Shoreham-By-Sea, BN43 5QJ

welcome to

Salt Marsh Road, Shoreham-By-Sea

THIS SPECTACULAR ONE OF ONE HOME SET IN THE SOUGHT AFTER WATERFRONT DEVELOPMENT IS NOW AVAILABLE TO VIEW. FOUR STOREY 3/4 BEDROOM VERSATILE TOWNHOUSE



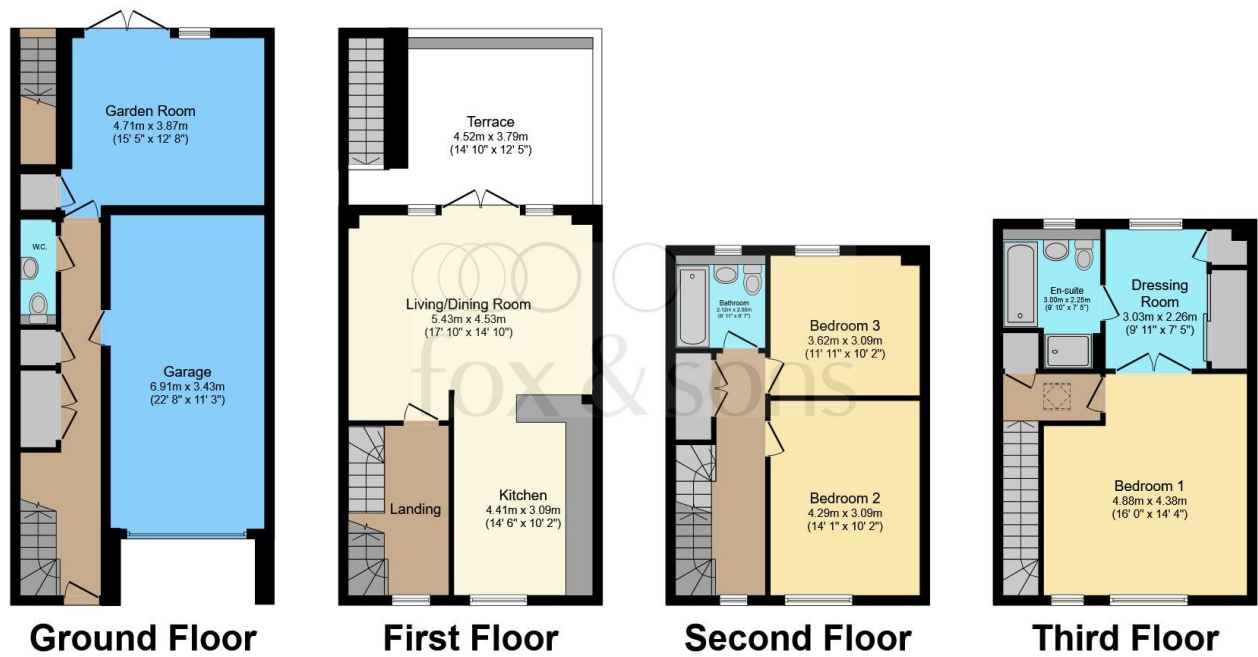
An exclusive 4 bedroom townhouse in a riverside complex, combining the calm of waterside living with the excitement of city lifestyle. Nestled close to the river, near to the beautiful South Downs and a stones throw from the river Adur, Shoreham beach and the vibrant town centre. Living in this secluded oasis surrounded by a natural paradise, you are still only a short walk away from excellent transport links and all the local.

The ground floor has a large hallway with internal access to the garage. There are 2 storage cupboards one which which is used as a utility space. To the rear of the ground floor there is a good sized garden room that leads out to the landscaped rear garden which has external steps up to the first floor terrace.

The first floor area is the heart of the home, where an open-plan living and dining area awaits. The bright and airy space is perfect for entertaining, with seamless flow between the indoors and outdoors. From here, you can access the garden terrace, a true oasis of tranquility, providing a private sanctuary for outdoor gatherings or simply enjoying the sunshine.

Convenience is key, and this property delivers. With a double tandem garage that also provides internal access, allocated parking and an electric car charger point you'll have peace of mind knowing your vehicles are secure.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 211.5 m² (2,277 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- THE PETREL - FOUR STOREY 3/4 BEDROOM TOWN HOUSE
- SPECTACULAR FINISH AND DECOR
- SOUTH FACING ROOF TERRACE
- PARKING AND INTEGRAL GARAGE
- TWO BATHROOMS & DRESSING ROOM
- SHOREHAM RIVER LOCATION - THE WATERFRONT DEVELOPMENT
- EASY ACCESS TO LANCING COLLEGE
- LINKS TO GATWICK & SHOREHAM AIRPORT

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105730



Property Ref:
SHM105730 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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