



Estuary Apartments, Salt Marsh Road, Shoreham-By-Sea, BN43 5QR

welcome to

Estuary Apartments, Salt Marsh Road, Shoreham-By-Sea

Exceptional top floor, two-bedroom apartment offering generous accommodation, river views, allocated parking and direct access to stunning riverside walks, conveniently located close to Shoreham-by-Sea station and the town centre.



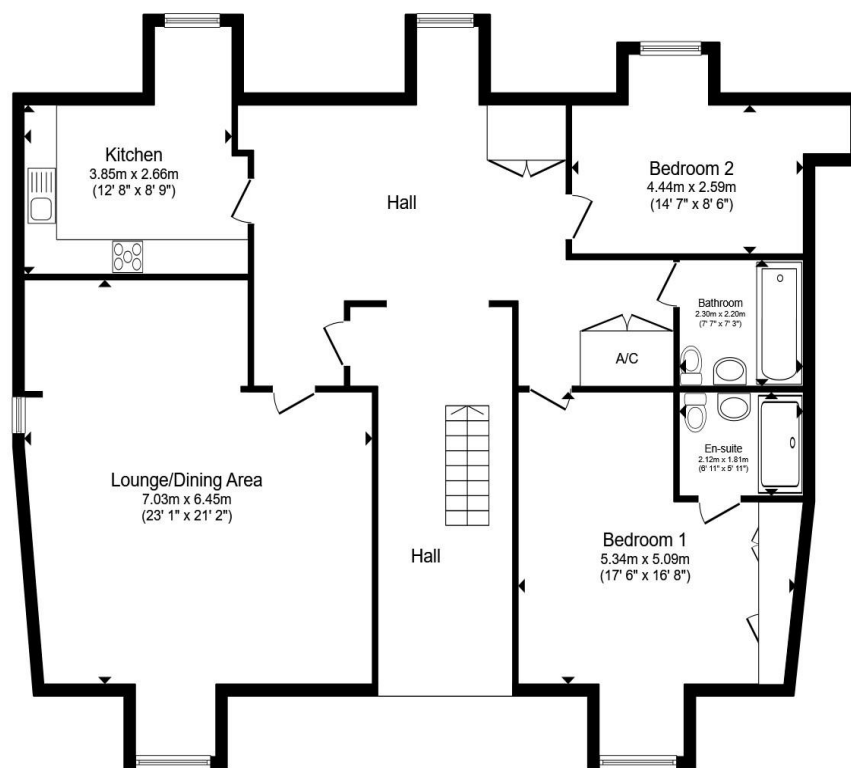
CHAIN FREE A spacious and well-presented two double bedroom top floor apartment enjoying views towards the River Adur, allocated parking and an excellent location close to Shoreham-by-Sea station, local amenities and scenic riverside walks.

Occupying a desirable top floor position, this generously proportioned apartment offers bright and versatile accommodation throughout. A particularly spacious entrance hall, currently used as a home office, provides ample room for additional furniture and storage. The impressive living room enjoys attractive views towards the River Adur and offers space for both seating and dining areas, while the separate fitted kitchen includes integrated appliances and room for a dining table.

The principal bedroom is exceptionally generous, with extensive fitted storage and an en-suite shower room. The second bedroom is another bright double room, with the accommodation further complemented by a modern family bathroom and useful storage cupboards. The property offers a rare combination of space, convenience and lifestyle. Subject to the necessary consents and alterations, the principal bedroom may also offer potential to be subdivided to create a third bedroom.

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.

AGENT NOTE - This property is currently under shared ownership in conjunction with Hyde Housing Association who have criteria for any purchase. The advertised price is for the sellers 25% share. £1150 per month is paid to the Housing Association as rent for the retained share. Service Charge is £2760; Ground Rent is £300. Please contact Hyde Housing Association for guidance on purchase requirements.



Total floor area 153.5 m² (1,652 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.propertybox.io

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Estuary Apartments Salt Marsh Road, Shoreham-By-Sea

- Large Two Bedroom Apartment
- River Views
- Allocated Parking
- 0.6 Miles from Shoreham- By - Sea Station
- 25% Shared Ownership

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2760.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£105,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105703



Property Ref:
SHM105703 - 0005

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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fox & sons



01273 461671



Shoreham@fox-and-sons.co.uk



3 The Vinery, St. Marys Road, SHOREHAM-BY-SEA, West Sussex, BN43 5ZA



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