



£1,250

Sussex Wharf, Shoreham-By-Sea

- RECENTLY REDECORATED TWO BEDROOM BALCONY FLAT WITH NEW CARPETS TO BEDROOMS
- FULL VACANT POSSESSION
- FURTHER BATHROOM
- GAS FIRED CENTRAL HEATING
- ALLOCATED PARKING
- LOCATED ON THE HIGHLY POPULAR SUSSEX WHARF DISTRICT OF SHOREHAM BEACH
- PRIMARY BEDROOM WITH EN-SUITE DOUBLE SHOWER CUBICLE
- MODERN NEUTRAL DECOR
- DOUBLE GLAZING

ROBERT LUFF & Co are delighted to offer for rent a Two-Bedroom Balcony Flat at Dunwich Sussex Wharf, Shoreham Beach, BN43 5PE

This charming second-floor flat offers modern living in a peaceful coastal location, just a short walk from Shoreham Beach. Bright and inviting, it's perfect for those seeking a tranquil setting with convenient access to the beach and local amenities.

The flat features a lounge/dining room with an open-plan kitchen and access to a private balcony with river views, providing a great space to relax and enjoy the sea breeze. The modern kitchen is equipped with fitted appliances and ample storage, while the bathroom offers a peaceful retreat.

Private parking adds to the convenience of the property.

Located in the desirable Shoreham Beach area, the flat is a short walk from the beach, and local shops can be found on Ferry Road. The glass bridge by Ferry Road offers easy access to Shoreham Town Centre, where you'll find a variety of shops, cafes, and restaurants. Shoreham-by-Sea station and the A27 provide excellent transport links to Brighton, Worthing, and London.

Recently redecorated throughout with new carpets in the bedrooms, contact us today to arrange a viewing!

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Open Plan Lounge/Diner/Kitchen 20' x 12'
(6.10m x 3.66m)

Bedroom One 11'6" x 10'5" (3.51m x 3.18m)

En-Suite Shower Room

Bedroom Two 10'5" x 7'3" max into recess
(3.18m x 2.21m max into recess)

Bathroom

Outside

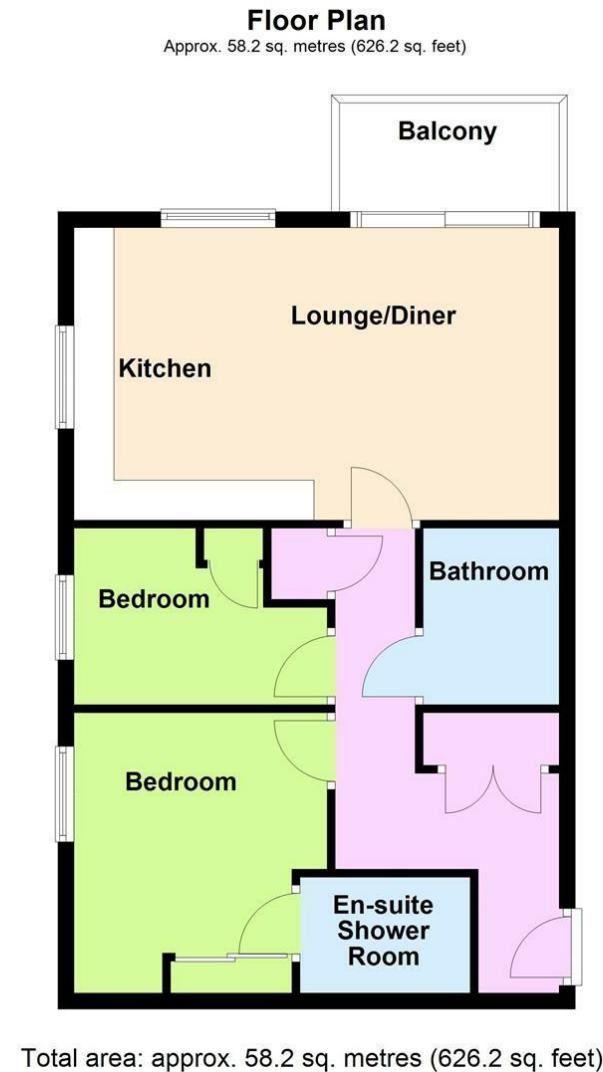
Allocated Parking Space



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Total area: approx. 58.2 sq. metres (626.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.