

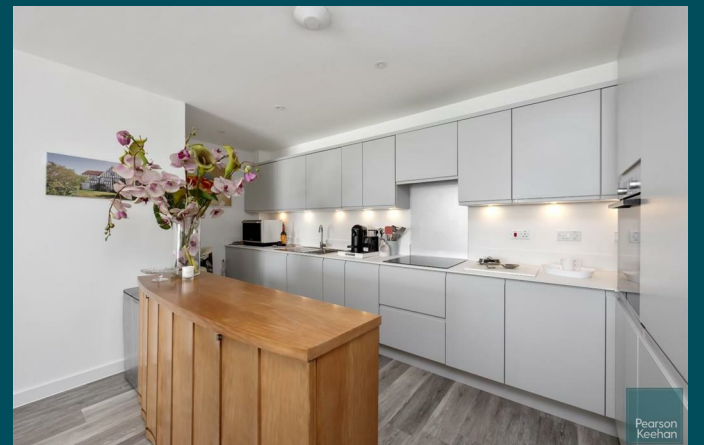


9 Oystercatcher Apartments Salt Marsh Road
Shoreham-By-Sea, BN43 5QS

Pearson
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Offers in excess of £500,000 - £575,000

A beautifully presented two-bedroom apartment on the second floor, featuring a west-facing balcony and the convenience of allocated parking. Ideally located within walking distance of Shoreham Town Centre, this home offers both style and practicality.

The property boasts a spacious open-plan living and kitchen area, complete with integrated appliances and access to a balcony that provides stunning views over the River Adur. There are two generous double bedrooms, the primary bedroom includes a modern en-suite shower room, while the second benefits from a full wall of fitted wardrobes. A sleek and contemporary family bathroom with a shower completes the interior.

Situated in the modern Oystercatcher Apartments development, this riverside property offers easy access to local coffee shops, restaurants, and the popular Ropetackle Arts Centre. Excellent transport connections are close by, including regular coastal bus services and Shoreham Mainline Train Station, with direct routes to Brighton and London. An allocated parking space is included for added convenience.



Approximate Gross Internal Area = 84.52 sq m / 909.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	79
England & Wales		EU Directive 2002/91/EC	

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