



Your Sussex Property Expert



Riverbank, Shoreham-By-Sea, BN43 5YH

Offers In The Region Of £295,000



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- Freehold Riverbank Mooring
- 2 Bedrooms
- Utility Room & Storage Area
- Fantastic River Views
- Wood Pellet Heating and Hot Water Boiler

- 71ft Ex Motor Torpedo Boat
- Separate Kitchen & Bathroom
- Large Living Area on Top Deck
- Extensive Outside Space

## The Property

A very well kept 2 bedroom houseboat located on its own freehold mooring on the River Adur in Shoreham. The houseboat has 2 bedrooms on the lower deck along with a kitchen, bathroom, utility area and a separate storage area to the rear of the hull. On the top deck is a large living dining space with double glazed windows and patio doors giving huge amounts of natural light and making the most of the most outstanding views of the River and local area. Laguna is well insulated and does have a clever bio mass wood pellet boiler which provides heating and hot water throughout. There is a large outside deck for entertaining and enjoying the views along with a large storage shed. There is an extra plot of land to the south side of the tow path which could be used as an allotment or garden area.

## The Location

Located on the Southern Riverbank on the River Adur In Shoreham this Freehold houseboat enjoys the best of beach, river and town life. Sitting on the River and just a short walk to the sea. The footbridge is close by giving access to the town centre with it's many shops bars and restaurants as well as great transport links with the mainline railway station giving direct access to London., convenient bus routes along the coast to the East and West and easy access up to the A27 and onwards to the A23.

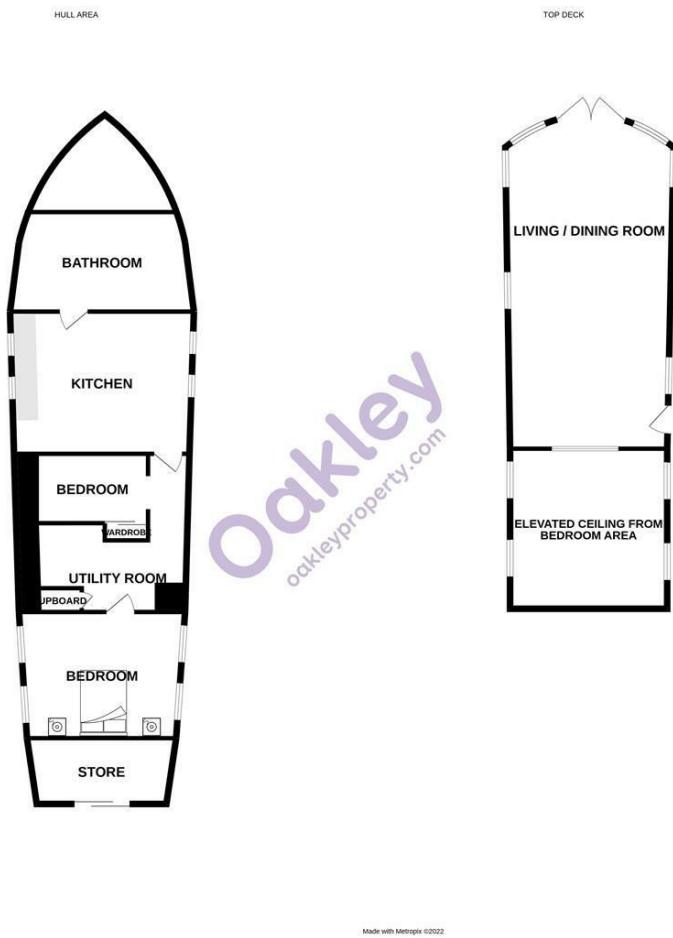


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The Property  
Ombudsman  
BHEAA

## Floor Plan



## Agents Notes

Tenure Freehold  
Council Tax Band - A

## Location Map



## Energy Performance Certificate

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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