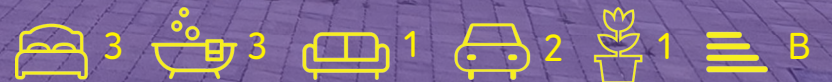
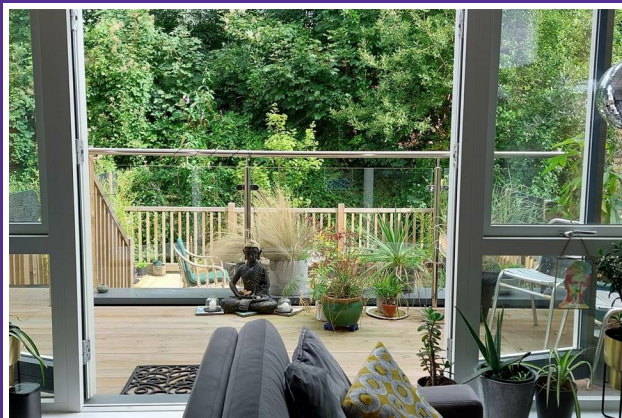




Lagoon Way, Shoreham-By-Sea, BN43 5QN
Offers Over £600,000



[oakleyproperty.com](https://www.oakleyproperty.com)



- Built in 2020 - The Waterfront Shoreham's Premier Address
- Fantastic Private Rear Terrace
- 3 Bath / Shower Rooms
- Double Length Garage
- EPC B
- Beautiful 3 Bedroom Townhouse
- Modern Kitchen Diner
- 100m from the River Path leading to the South Downs
- Off Street Parking

Tel: 01273 661577

The Property

This beautiful townhouse has been updated and improved by the current owners with additions to the kitchen allowing in extra natural light. Arranged over 3 floors, the property provides a versatile space to include a double length garage shower room, toilet and utility space on the ground floor.

There is a fantastic decked terrace accessed from the first floor open plan living area with newly fitted modern kitchen and dining space as well as the comfortable lounge area. This is where you will also find bedroom 3 to the front of the property. On the top floor are 2 further bedrooms with a ROCA fitted bathroom suite and en-suite shower room. Outside, there is off-road parking to the front of the house. The property will come with the remainder of it's 10 year premier warranty and the residents have already settled in and created a superb community within the development.

The Location

The Waterfront is Shoreham's premier new development built in 2020 and sold off plan by Oakley Property Shoreham. Located within a short walk to the Shoreham High Street and mainline railway Station. The River Walk is accessed from the development and gives fantastic bike rides and walks leading to Steyning, Upper Beeding and up in to the South Downs, Shoreham Beach is also only a short walk away. We also understand the Co-Op have recently acquired the commercial store at the entrance to the development, making this destination even more convenient and welcoming for the new owners. (to be formally confirmed).





Living Dining Room

17'10" (5.44m)

Kitchen

10'6" x 7'10" (3.20m x 2.39m)

Bedroom 3

10'1" x 8'5" (3.07m x 2.57m)

Bedroom 2

10'1" x 12'3" (3.07m x 3.73m)

Master Bedroom

14'4" x 10'1" (4.37m x 3.07m)

En-suite Shower room

9'3" x 3'7" (2.82m x 1.09m)

Bathroom

6'6" x 7'4" (1.98m x 2.24m)

Council Tax Band - D

2022 / 2023 - £2,105.73



Floor Plan





Agents Notes

Tenure Freehold Freehold
Estate Charge - Approximately £191.00 per annum

Location Map



Energy Performance Certificate

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	(92 plus) A		
(81-91) B	83		(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	

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