

Flat 33, Waters Edge Anchor Close | | Shoreham-By-Sea







Flat 33, Waters Edge Anchor Close | | Shoreham-By-Sea | BN43 5BZ

£233,000

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Warwick Baker Estate Agents are thrilled to present this exceptional and spacious apartment, perfectly positioned on the first floor of a prestigious purpose-built block, nestled within a secure gated community. Just 200 metres from the enchanting Shoreham Foreshore and conveniently close to the mainline railway station—where you can reach London-Victoria in an impressive 80 minutes via a nearby footbridge only 1500 metres away—this location is truly unbeatable.

This remarkable property is enhanced by a state-of-the-art video door entry phone system, ensuring peace of mind. The welcoming 15-foot entrance hall leads you into an expansive 21-foot dual aspect lounge through dining room, which offers an abundance of natural light and direct river views—a perfect setting for both relaxation and entertaining. Step out onto the charming Juliette balcony to savour the serene river scenery.

- 15' ENTRANCE HALL
- FULLY TILED BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- 21' DUAL ASPECT LOUNGE THROUGH DINING ROOM
- FULLY TILED EN-SUITE TO MAIN BEDROOM
- NO UPWARD CHAIN
- TWO BEDROOMS WITH RIVER VIEWS
- JULIETTE BALCONY
- SOUTH FACING KITCHEN
- GARAGE

Front door leading to:

ENTRANCE HALL
15'10" in length (4.84 in length)
Video door entry phone system, single panel radiator, high level trip switches, door giving access to storage cupboard with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
9'1" x 8'8" (2.78 x 2.66)
Double glazed windows to the rear with direct views of The River Adur and The South Downs, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off entrance hall to:

BEDROOM 1
12'4" x 9'3" (3.77 x 2.82)
Double glazed windows to the rear with direct views of The River Adur and The South Downs, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising pedestal wash hand basin with hot and cold taps, low level wc, single panel radiator, vinyl flooring, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding shower door.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising panel bath with hot and cold taps, twin hand grips, built in shower with separate shower attachment, shower rail, pedestal wash hand basin with hot and cold taps, single panel radiator, vinyl flooring, frosted double glazed windows, extractor fan.

LOUNGE THROUGH DINING ROOM
21'5" x 10'4" (6.53 x 3.15)
Having a dual aspect double glazed windows to the front having a favoured southerly aspect, double glazed windows to the rear with direct views of The River Adur and The South Downs, feature wood fireplace surround and mantle, marble insert and hearth, two single panel radiators.

Twin double glazed French doors off lounge through dining room to:

KITCHEN
8'11" x 6'10" (2.73 x 2.09)
Comprising UPVC sink unit with contemporary style mixer tap, inset into granite effect worktop, drawer and cupboard under, integrated ' MONTPELIER ' dishwasher to the side, tiled splash back, adjacent matching granite effect worktop with inset ' REFLECTION ' stainless steel gas four ring hob, ' BEKO ' double electric oven under, space and plumbing for washing machine to the side, tray space to the side, tiled splash back, complemented by matching wall units over, stainless steel canopied extractor hood to the side, further adjacent matching granite effect worktop, drawer and storage cupboard under, tiled splash back, complemented by matching wall units over, space for tall fridge/freezer, double glazed windows to the rear with direct views of The River Adur and The South Downs, vinyl flooring.

Door off entrance hall to:

JULIETTE BALCONY
With steel balustrade, having a favoured southerly aspect to the rear with direct views of The River Adur and The South Downs.

Door off entrance hall to:

GARAGE
16'9" x 8'6" (5.11 x 2.61)
No: 33

With up and over door, lofted roof space.

OUTGOINGS
MAINTENANCE:- £1200 PER ANNUM

GROUND RENT:- £150 PER ANNUM

LEASE:- 973 YEARS REMAINING







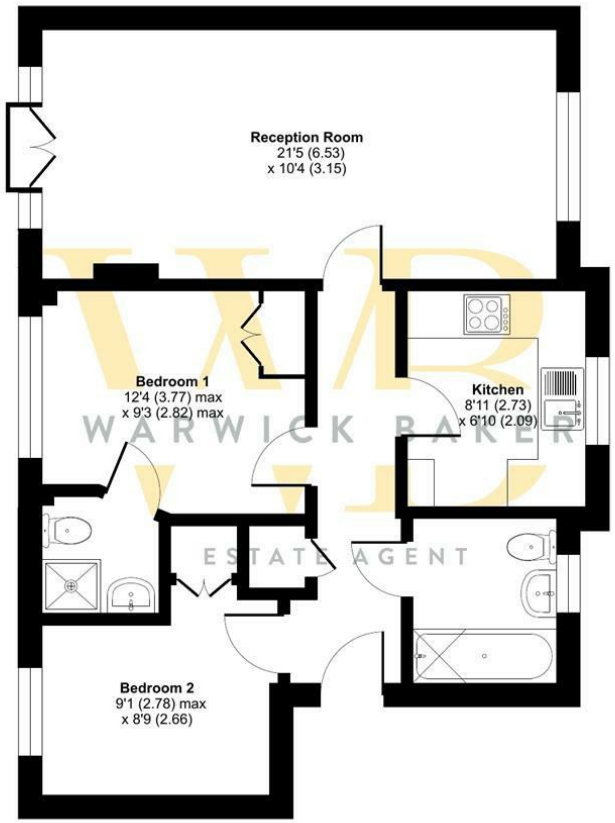




Waters Edge, Anchor Close, Shoreham-by-Sea, BN43

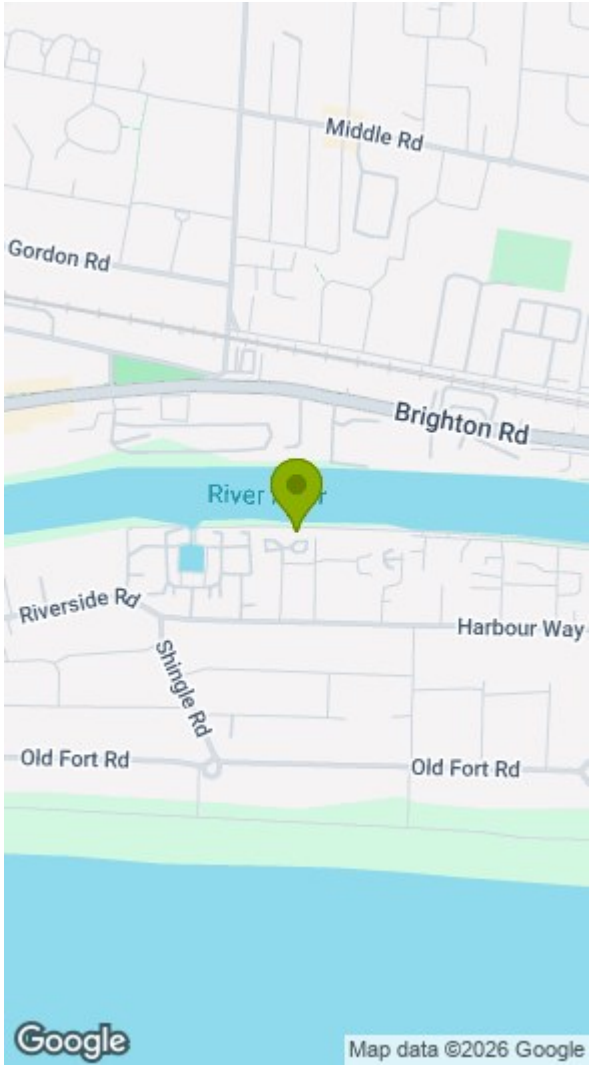
Approximate Area = 636 sq ft / 59 sq m

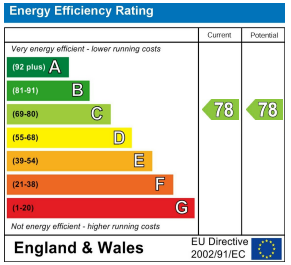
For identification only - Not to scale

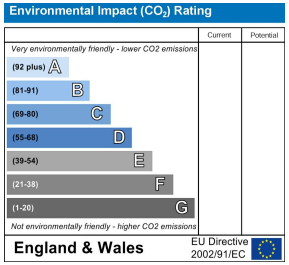


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1418840







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate

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