



**Esprit Court, New Road, Shoreham, West Sussex BN43 6RB**  
Offers Over £250,000



# Esprit Court, New Road, Shoreham, West Sussex BN43 6RB

## The Property & Area

Nestled in the vibrant heart of Shoreham-By-Sea, this purpose-built first-floor apartment at Esprit Court offers an exceptional opportunity for those seeking a blend of convenience, comfort, and a desirable waterside lifestyle. This property presents an attractive proposition for a wide range of buyers, from first-time purchasers to those looking to downsize or invest.

Upon entering, you are greeted by a well-maintained interior that immediately conveys a sense of warmth and homeliness. The accommodation comprises a generously proportioned lounge diner, providing ample space for both relaxation and entertaining. Large windows ensure a bright and airy atmosphere, making this the perfect hub for daily living. The separate fitted kitchen offers practical workspace and storage. While functional, it also presents an opportunity for a new owner to personalise and modernise to their own taste.

This delightful apartment boasts two double bedrooms, a highly sought-after feature, providing comfortable and private spaces. Both rooms are well-sized, easily accommodating double beds and additional furniture, making them ideal for a couple, a small family, or for those needing a dedicated home office or guest room. The property is also served by a well-appointed shower room.

One of the standout features of this apartment is its charming south-facing balcony. Overlooking the Yacht Club and onwards to the River Adur, this outdoor space offers a spot to enjoy your morning coffee, an evening drink, or simply to soak up the sun and watch the world go by. It's an invaluable space, providing a private slice of outdoor living in a central location.

Further enhancing the appeal of this property is the inclusion of an allocated parking space, a significant advantage in such a central town centre location where parking can often be at a premium. This ensures convenience and peace of mind for residents.

The location of Esprit Court is truly unbeatable. Situated in the very heart of Shoreham Town Centre, residents benefit from immediate access to a diverse array of local amenities, including independent shops, cafes, restaurants, and supermarkets. For commuters, Shoreham Mainline Railway Station is an incredibly convenient 5-minute walk away (approximately 0.2 miles), offering direct links to Brighton, Worthing, and London. Furthermore, the iconic footbridge leading to the beautiful Shoreham Beach is also just 0.2 miles away, providing easy access to coastal walks and leisure activities.

This property represents a fantastic opportunity to acquire a well-located, spacious, and highly desirable apartment in Shoreham-By-Sea. Its combination of generous living spaces, two double bedrooms, a south-facing balcony with river views, and allocated parking, all within a stone's throw of the town centre and transport links, makes it a truly compelling offering. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Call our Shoreham office on 01273 661 577 for more information or to book a viewing.

### Material Information

Tenure - Leasehold

Lease - 189 years from 24th June 1989

Service Charge - £1,600 pa

Ground Rent - Zero

Council tax Band - C

EPC - 59/D

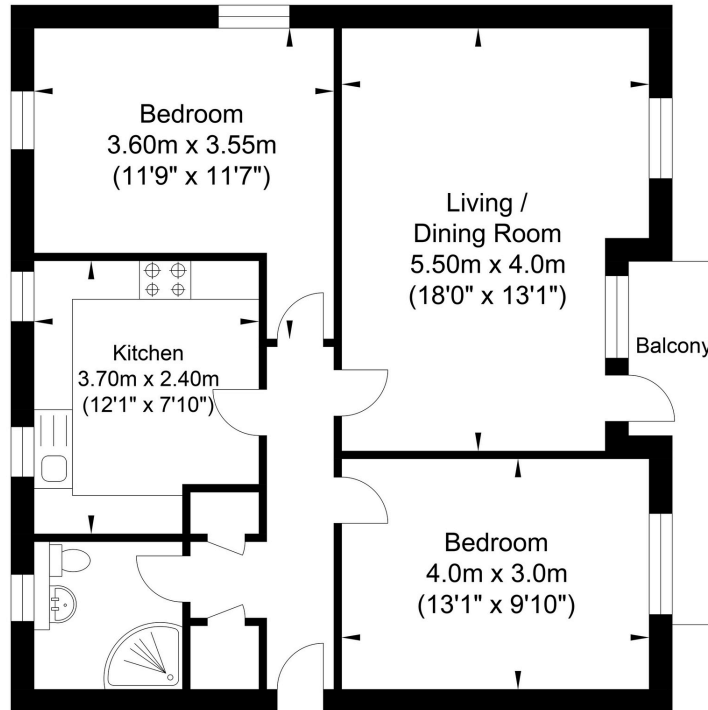






# Floorplan

## New Road, Shoreham-by-Sea



Approximate Floor Area

723.01 sq ft

(67.17 sq m)

Approximate Gross Internal Area = 67.17 sq m / 723.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



# Oakley

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