



**Atlantic Court, Ferry Road, Shoreham Beach, West Sussex BN43 5YJ**  
Guide Price £350,000



# Atlantic Court, Ferry Road, Shoreham Beach, West Sussex BN43 5YJ

## The Property & Area

An exceptional opportunity to acquire this beautifully presented two double bedroom ground floor purpose-built flat, ideally situated on the highly sought-after Ferry Road on Shoreham Beach. This property combines modern living with superb convenience, making it an ideal choice for first-time buyers, downsizers, or investors.

Upon entering, you are greeted by a bright and open living space, thoughtfully designed to maximise natural light and provide a welcoming atmosphere. This generous reception room offers ample space for both relaxation and dining, creating a versatile area for everyday living and entertaining. A standout feature of this apartment is the direct access from the lounge to a private terrace balcony. This outdoor space provides a tranquil spot for morning coffee or evening drinks, and seamlessly connects to the well-maintained communal lawned gardens, offering a sense of extended outdoor living without the maintenance burden.

The modern fitted kitchen is a true highlight, equipped with modern units and integrated appliances, providing a stylish and functional space. The design ensures efficiency and aesthetic appeal, catering to all your cooking needs. The apartment further benefits from a large, modern fitted bathroom, featuring high-quality fixtures and fittings, offering a luxurious and comfortable environment.

Both bedrooms are generously proportioned double rooms, providing comfortable and private spaces. Each room offers ample space for furniture and storage, ensuring a peaceful night's sleep. The thoughtful layout of the apartment ensures a practical and comfortable living experience throughout. The 2nd Bedroom also has access to a smaller balcony overlooking Ferry Road.

Further enhancing the appeal of this property are the two residents parking permits, providing convenient residents parking. The significant advantage of 'no onward chain' simplifies the buying process, allowing for a smoother and quicker transaction.

Location is paramount, and this flat excels in that regard. It is enviably positioned directly over the road from the Ferry Road shops, offering immediate access to local conveniences and amenities. Shoreham Footbridge is also just moments away, providing picturesque walks and easy access to Shoreham-by-Sea's vibrant town centre. For commuters, Shoreham Mainline Railway Station is a mere 0.6 miles away, offering excellent links to Brighton, London, and beyond. The proximity to the coast, river, local parks, and a range of leisure facilities further enhances the lifestyle appeal of this superb home.

This ground floor apartment represents a fantastic opportunity to secure a modern, well-located home in West Sussex. Early viewing is highly recommended to fully appreciate the quality and convenience on offer. For more information or to book a viewing get in touch with our Shoreham office on 01273 661 577.

### Material Information

Tenure - Leasehold (Share of Freehold)

Service Charge - £2,310.04 per year

Ground Rent - Nil

Lease - 999 years from 2003 (As of 2026, 969 years Remaining)

Council Tax Band - C

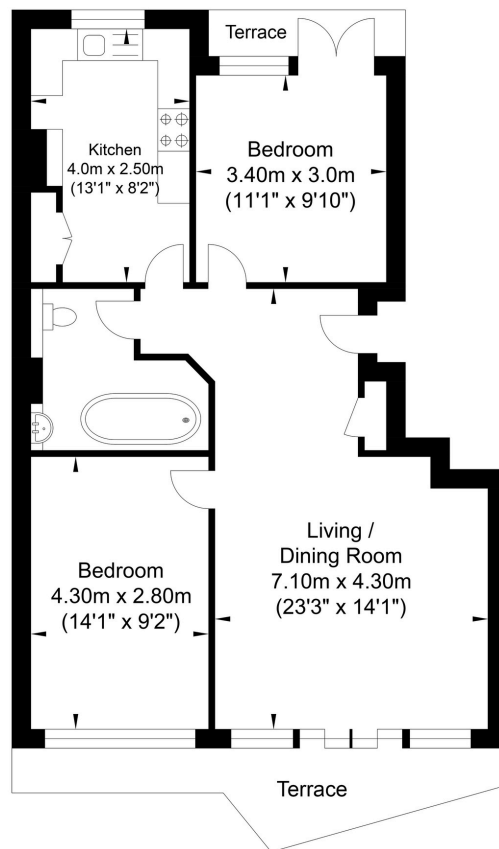






# Floorplan

## Atlantic Court, Shoreham-by-Sea



Approximate Floor Area  
703.31 sq ft  
(65.34 sq m)

Approximate Gross Internal Area = 65.34 sq m / 703.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### Please note:

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# Oakley

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We also have offices in:  
Lewes  
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### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

