

Hyman
Estate & Letting



Hill
Agent



13 Atlantic Court, Ferry Road, Shoreham-by-Sea, West Sussex, BN43 5YJ

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£349,950 - Share of Freehold

Hyman Hill are delighted to offer for sale this stunning two-bedroom, first-floor apartment, located in a highly sought-after, purpose-built development just moments from the beach. Boasting a private westerly aspect balcony with beautiful sea views, this bright and spacious home is offered in excellent condition throughout and comes with no ongoing chain.

The apartment features a spacious 23'3 lounge/diner, perfect for both relaxation and entertaining, with direct access to a modern fitted kitchen. The contemporary bathroom is generously sized, and both bedrooms are well-proportioned, with the master benefiting from its own private easterly balcony, providing lovely views towards the River.

Additional benefits include double glazing, gas central heating, and a passenger lift. The property also includes a garage en-bloc and a long lease with a share of the freehold interest.

We highly recommend an internal inspection to fully appreciate this fantastic property and its stunning, convenient location.

The property is situated within approximately 50 yards from the beach and opposite a variety of local shops in Ferry Road including convenience store, post office, restaurants, bakery, and other types of eateries.

There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library, and mainline railway station offering fast trains direct to London Victoria. Buses pass close by, whilst the A259 East/West coastal route is easily accessible, as is the A27 to Worthing and Brighton.

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|---|------------------------------------|
| • Two bedroom first floor apartment (with passenger lift) | • East facing balcony |
| • Excellent condition throughout | • Stone's throw from beach & shops |
| • 23'3 Westerly aspect lounge/diner | • Garage en-bloc |
| • West facing balcony with sea view | • No on-going chain |













Total area: approx. 67.0 sq. metres (721.3 sq. feet)

This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,053.69 per annum (2024/2025)

Tenure: Share of Freehold
941 years

Service Charge: £2,368 (per annum)

Local Authority: Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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