



5 Kings Court, Beach Green, Shoreham Beach, West Sussex, BN43 5YD

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£350,000

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## “Stunning and large THREE BEDROOM top floor flat with direct sea views”

Hyman Hill is delighted to offer for sale this LARGE 1019 sq. ft THREE BEDROOM flat located on the top floor and offering direct sea views. The property offers a triple aspect lounge with sea and downland views, kitchen dining room with downland views, three good sized bedrooms with one opening onto a SOUTH FACING ENCLOSED BALCONY with direct sea views, there is a good-sized bathroom plus separate cloakroom. The outside comprises of well-maintained communal gardens, communal parking area and GARAGE.

Located in one of Shoreham's premier blocks of flats and near the Church of Good Shepherd this property is a stone's throw from the beach and offers easy access to the A259. Viewing is advised to appreciate the views and size of this flat.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Direct Sea Views
  - Three large bedrooms
  - South facing balcony
  - Large lounge
  - Kitchen dining room
  - In house management company
  - Highly popular location
  - Garage















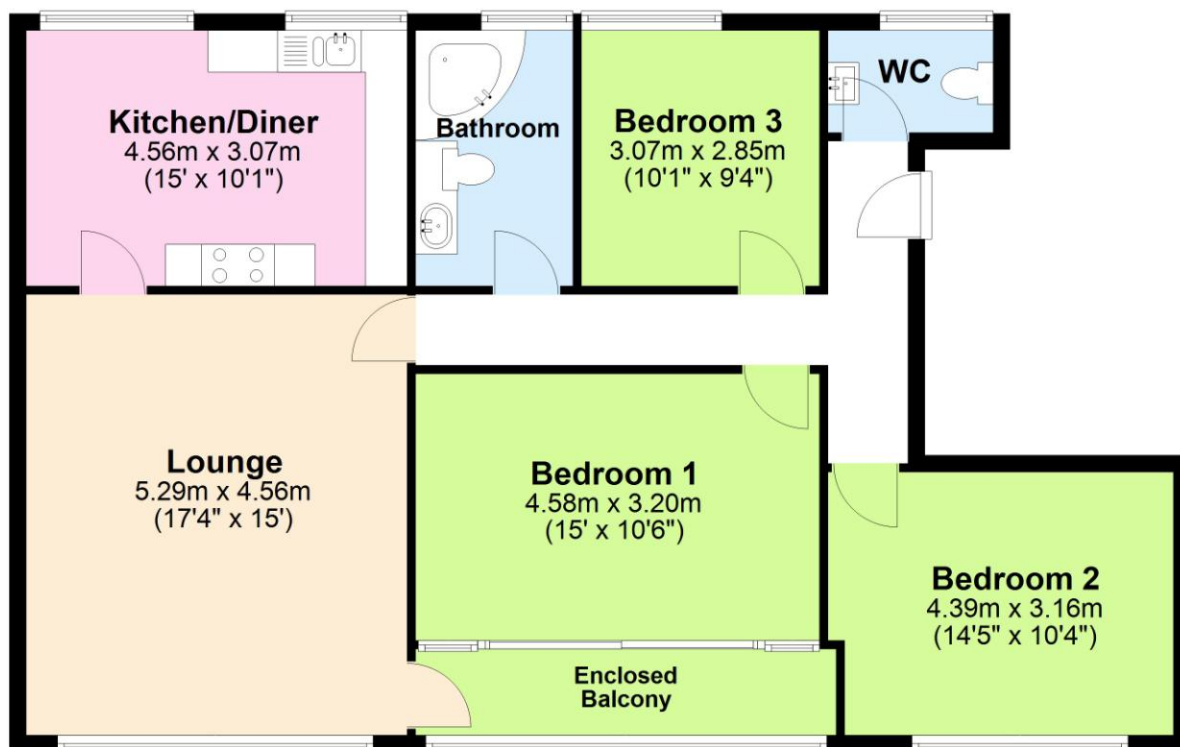








## Second Floor



Main area: Approx. 94.7 sq. metres (1019.4 sq. feet)

Plus balconies, approx. 5.2 sq. metres (56.2 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** C - £2,151.33 per annum (2025/2026)

**Service Charge** - £1,860 per annum

**Tenure:** Share of Freehold

**Local Authority:** Adur District Council

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

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)