



Atlantic Court Ferry Road
Shoreham-By-Sea, BN43 5YJ

Offers in excess of £350,000

A spacious first floor 2-bedroom apartment with balconies to the front and rear. The Living room has a west aspect. Comprising wooden flooring and double glazed sliding doors out on to west facing balcony with beautiful views down to the sea and overlooking the communal gardens that are very well kept. The kitchen has an east aspect. Comprising granite work surfaces with cupboards below and matching eye level cupboards, inset twin sinks with mixer tap, space for freestanding fridge/freezer, space and plumbing for washing machine, space and provision for freestanding gas oven/cooker having extractor fan over, fitted storage cupboards one housing Vaillant boiler (installed under 2 years ago), cork tiled flooring. The main bedroom has a West aspect and has a fitted double wardrobe and sliding doors leading out on to balcony. Bedroom 2 has an east aspect also with access onto the balcony that overlooks the front of the property. There is a beautiful modern family bathroom, and the property also comes with two parking permits

Situated within approximately 50 yards off 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 with 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.

Share of Freehold
LEASE: Approximately 942 years remaining
MAINTENANCE: Approximately £1873.36 per annum
GROUND RENT: Zero
COUNCIL TAX Band C



- Share of freehold
- Modern Bathroom
- East Balcony
- 2 Parking Spaces
- Communal Garden
- 2 Bedrooms
- Modern Kitchen
- West Balcony
- Sea View
- No chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

