



Flat 7, St Johns Court, 7 John Street | | Shoreham-By-Sea

BN43 5DU

**WB**  
WARWICK BAKER  
ESTATE AGENT





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£280,000

\*\*\* £280,000 \*\*\*

WARWICK BAKER ESTATE AGENTS IS ABSOLUTELY THRILLED TO PRESENT TO THE MARKET THIS BEAUTIFULLY APPOINTED APARTMENT NESTLED WITHIN THE ENCHANTING CONVERTED CHURCH DEVELOPMENT AT ST JOHNS COURT.

- CONVERTED CHURCH DEVELOPMENT, ST JOHNS COURT
- MODERN FITTED KITCHEN
- COMMUNAL GARDENS AND ALLOCATED PARKING SPACE

- TOWN CENTRE LOCATION
- WESTERLY ASPECT LIVING ROOM
- PLEASE CALL TO VIEW - 01273 461144

- GROUND FLOOR APARTMENT
- MODERN BATHROOM

- TWO DOUBLE BEDROOMS
- IMMACULATELY PRESENTED



THIS DELIGHTFUL GROUND FLOOR RESIDENCE BOASTS DIRECT ACCESS TO THE LUSH COMMUNAL GARDENS, ALL WHILE BEING CONVENIENTLY LOCATED IN THE HEART OF THE TOWN CENTRE. JUST MOMENTS AWAY FROM THE VIBRANT ARRAY OF SHOPS, BARS, AND RESTAURANTS THAT SHOREHAM BY SEA HAS TO OFFER, THIS PROPERTY IS TRULY A GEM.

STEP INSIDE TO DISCOVER A LOVELY WESTERLY ASPECT LIVING ROOM THAT FLOWS SEAMLESSLY INTO A MODERN KITCHEN, ENHANCED BY ELEGANT PATIO DOORS THAT OPEN WIDE TO INVITE THE BEAUTY OF THE GARDENS INSIDE.

THE APARTMENT FEATURES A CHIC BATHROOM AND TWO SPACIOUS DOUBLE BEDROOMS, PROVIDING A SERENE RETREAT

FOR RELAXATION. OUTSIDE, YOU'LL FIND WELL-MANICURED COMMUNAL GARDENS THAT OFFER A PERFECT ESCAPE, ALONG WITH AN ALLOCATED PARKING SPACE FOR YOUR CONVENIENCE.

OFFERED WITH NO ONWARD CHAIN, THIS EXQUISITE PROPERTY IS NOT TO BE MISSED. PLEASE CALL 01273 461144 FOR AN APPOINTMENT TO VIEW AND EXPERIENCE THE MAGIC OF THIS WONDERFUL HOME FIRSTHAND.

### **LEASE HOLD - OUTGOINGS**

LEASE LENGTH – 100 YEARS  
REMAINING ( SHARE OF  
FREEHOLD )

GROUND RENT & MAINTENANCE  
– £2,200 PER ANNUM APPROX

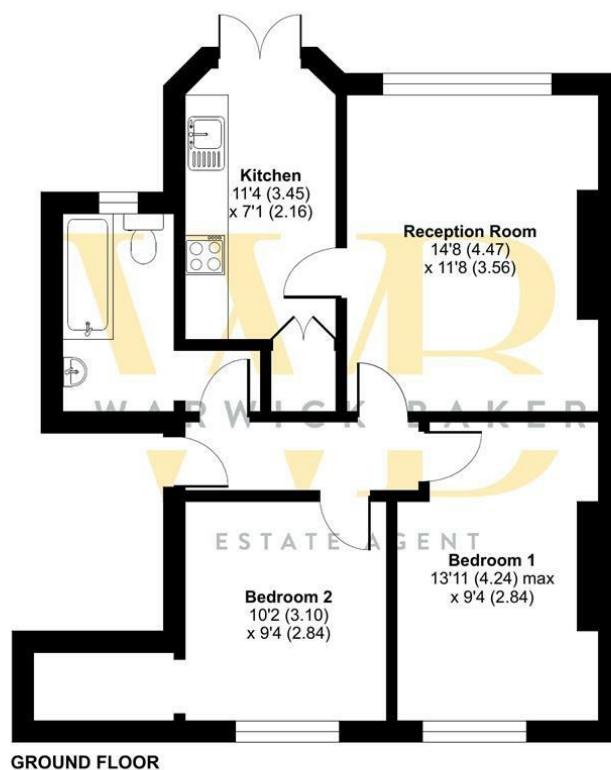




## John Street, Shoreham-by-Sea, BN43

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



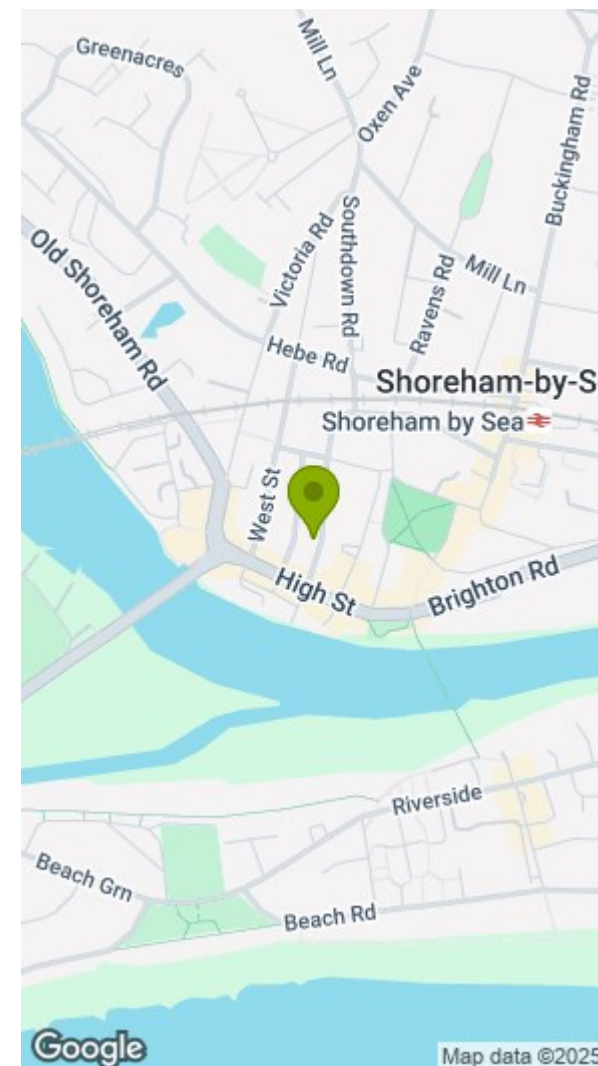
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1333202. ©richcom 2025.

### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	