



**Atlantic Court, Shoreham Beach, BN43**

Guide Price - £350,000



# Atlantic Court, Shoreham Beach, BN43

## The Property & Area

Welcome to Atlantic Court on Shoreham Beach!

Situated in this popular location close to the Adur Ferry Footbridge, Atlantic Court is a beautiful 2 bedroom apartment with a lift offering a beachside lifestyle with exceptional views of the communal gardens, Sea and Downs.

With its close proximity to the footbridge, beach, and other local amenities, this property is perfect for those seeking a comfortable town centre lifestyle.

As you step into this apartment, you are immediately greeted by a warm and inviting atmosphere. The well-designed layout makes the most of the available space, providing a cozy yet open feel throughout. The reception area is spacious, offering plenty of room to relax and entertain. There is a large sliding door from the lounge opening onto the good sized West Facing terrace.

The apartment has two generously sized bedrooms, providing flexible living options. Whether you require a guest room, a home office, or just a private space.

The 2nd balcony provides the perfect East facing spot for morning sun and looks down Ferry Road and its shopping parade.

The amazing views do not end at the sea. With the Downs in the distance, you also overlook the well kept communal gardens which are quiet.

Parking is often a challenge in such sought-after coastal locations. However, at this property, you'll have the convenience of two parking permits, ensuring hassle-free parking for both you and your visitors.

This apartment is more than just a place to live; it's a lifestyle. Atlantic Court sits alongside the Ferry Road shopping parade, offering a range of amenities just a stone's throw away. The Footbridge is also nearby and offers easy access to Shoreham High Street and its mainline train station. Everything you need is within easy reach to enjoy the lively atmosphere that Shoreham has to offer.

The property is offered with no chain. Please get in touch to book a viewing! 01273 661577

### Material Information

Tenure: Share of Freehold

Lease Length: 999 years - 941 years remain

Service Charge: March to June 2025 £577.51 (Per quarter)

Ground Rent: N/A

Council Tax: C

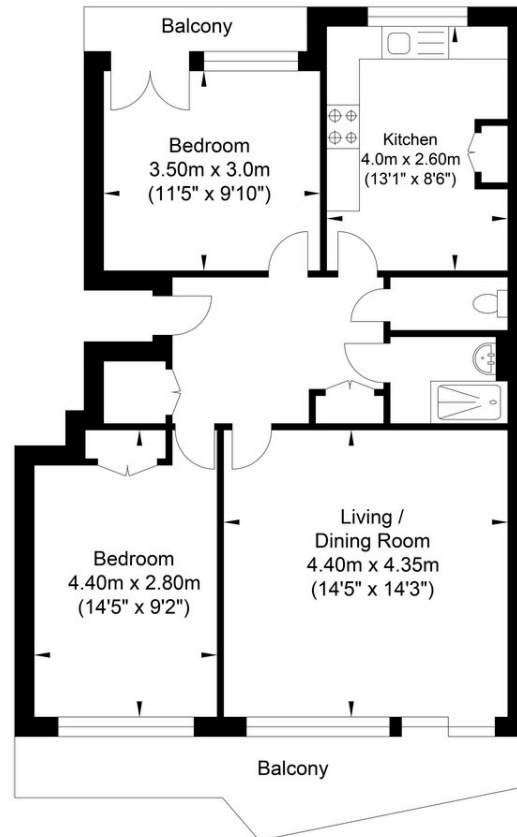
2 Parking Permits allowing first come first serve parking.

A Lift is in the building





# Ferry Road, Shoreham-by-Sea



Approximate Floor Area  
710.31 sq ft  
(65.99 sq m)

Approximate Gross Internal Area = 65.99 sq m / 710.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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