



Ferry Road, Shoreham Beach, Shoreham-By-Sea, BN43 5RA  
Offers Over £230,000

# Ferry Road, Shoreham Beach, Shoreham By-Sea, BN43 5RA

## The Property & Area

Located in the highly sought-after Shoreham Beach area, this delightful two-double-bedroom first-floor flat presents an exceptional opportunity for buyers seeking a blend of modern living and coastal charm. Offered with a newly extended lease and a peppercorn ground rent, this property ensures peace of mind and excellent value.

Upon entering, you are greeted by a good-sized hallway, thoughtfully designed with two integrated storage cupboards, providing ample space for coats, shoes, and household essentials. This immediately sets a tone of practicality and organisation that continues throughout the home.

The heart of this inviting flat is its impressive open-plan lounge, kitchen, and diner. This versatile space is perfect for both relaxing and entertaining, allowing for seamless interaction whether you are cooking, dining, or unwinding. The lounge area benefits from direct access to a private balcony, which offers pleasant views over Ferry Road, the iconic footbridge & river and distant downs views, creating an ideal spot for morning coffee or evening drinks.

The kitchen area is well-appointed, featuring integrated fittings and sufficient workspace, making meal preparation a pleasure. Its integration into the main living area ensures a sociable atmosphere, perfect for modern lifestyles.

Both bedrooms are generously proportioned double rooms both with access to a 2nd balcony, offering comfortable and private retreats. These rooms are bright and airy, providing ample space for furniture and personal touches, making them suitable for a variety of needs, whether for a couple, a small family, or as a guest room and home office.

The property also includes a well-maintained family bathroom, equipped with all necessary amenities, ensuring convenience and comfort for residents and guests alike. In addition to the front balcony, a second covered balcony is located at the rear of the property, offering an alternative outdoor space that can be enjoyed in various weather conditions.

Presented in good condition throughout, this flat is ready for immediate occupation. Its prime location on Shoreham Beach means residents can enjoy easy access to the beach, local amenities, and the vibrant community atmosphere. For commuters, Shoreham Mainline Railway Station is conveniently located just half a mile away, providing excellent links to Brighton, London, and beyond.

This property represents an outstanding opportunity to acquire a well-maintained, conveniently located, and attractively priced home in Shoreham-By-Sea. For more information or to book a viewing call our Shoreham office on 01273 661 577.

### Material Information

Tenure - Leasehold

Lease length - 198 years from 25th March 1972 - Currently 134 years remaining

Ground Rent - Peppercorn

Service Charge - On an as and when basis split 3 ways.

EPC - C / 70

Council Tax Band -

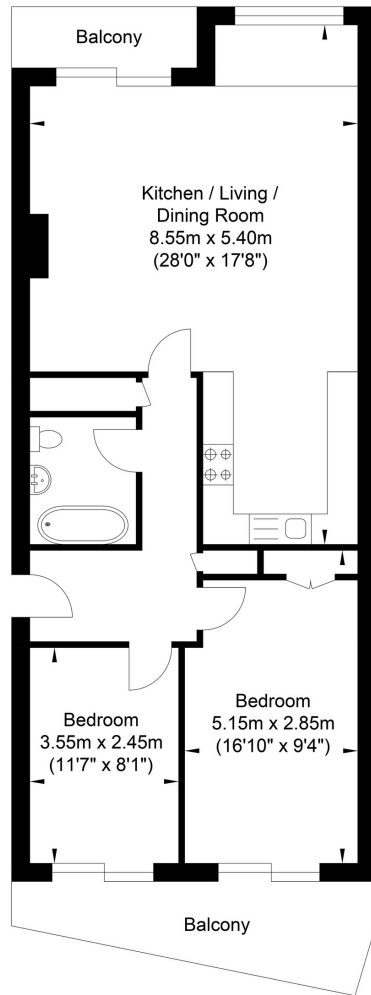
Common Hallway Insurance - 11th Nov 2024 - 11th Nov 2025 - £49.00

Share of Common Hallway Electricity - 6th April 2024 - 31st March 2025 - £30.56



# Floorplan

Ferry Road, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
769.08 sq ft  
(71.45 sq m)

Approximate Gross Internal Area = 71.45 sq m / 769.08 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	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:  
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# Oakley

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