



6 North Point, Emerald Quay, Shoreham Beach, West Sussex, BN43 5JX

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£550,000 – Share of Freehold



A truly spectacular, split level, top floor apartment with a river view from every window”

Situated on Shoreham Beach, this spectacular duplex apartment with an additional mezzanine level enjoys what is, in the opinion of the selling agent of over 30 years' experience in Shoreham, the finest view of the River Adur available. Quite remarkably, the river can be enjoyed from every single window throughout the property, creating a constant connection with its breathtaking surroundings.

The apartment occupies the second and third floors of this popular purpose-built development, constructed approximately 30 years ago and purchased new by the current vendors. Access is via a secure entry phone system, with stairs or passenger lift rising to the second floor.

Upon entering the property, the sense of space and light is immediately apparent. The impressive triple-aspect principal bedroom measures 21'10 and benefits from a private balcony, perfectly positioned to take in the river views. The contemporary en-suite shower room features underfloor heating. Also on this level is a second bedroom with built-in

wardrobes, a stylish family shower room, and a separate utility room.

Stairs lead to the show-stopping third floor, where a magnificent 29'5 x 21'10 open-plan lounge, kitchen and dining space is revealed. With its pitched ceiling, exposed beams and cable lighting system, the room has a striking industrial aesthetic while remaining warm and inviting. The modern fitted kitchen includes integrated appliances (excluding the washing machine) and a peninsula, with an archway opening into a stunning sun room featuring a full-height window framing the river beyond.

The living space is flooded with natural light from triple-aspect windows, including Velux rooflights with automatic integrated blinds. Two sets of bi-fold doors open seamlessly onto a sun terrace, where the view becomes truly unforgettable. The panorama up the River Adur is simply breathtaking and, quite honestly, impossible to surpass.

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- Incredible, top floor, split level apartment
 - Arguably the best river view available
 - Two double bedrooms
 - Study/guest bedroom
 - Multi-functional mezzanine level
 - Fantastic 29'5 x 21'11 open plan lounge/kitchen/diner
 - Stunning 21'2 terrace to front with breathtaking views
 - Enclosed balcony/breakfast area

Also on this level is a WC and a study, which could equally serve as a guest bedroom

A further staircase rises to the mezzanine level, enclosed by a glass balustrade, allowing you to fully appreciate the impressive accommodation below. This versatile 16' space is ideal for a variety of uses and benefits from access to three separate boarded eaves storage areas.

The property is presented in excellent condition throughout. Externally, there are two allocated parking spaces and a generous 20'10 x 9'4 garage with an electric up-and-over door.

This is a home that must be viewed to be fully appreciated — offering an unrivalled waterside outlook, exceptional accommodation, and a lifestyle that is quite simply second to none.

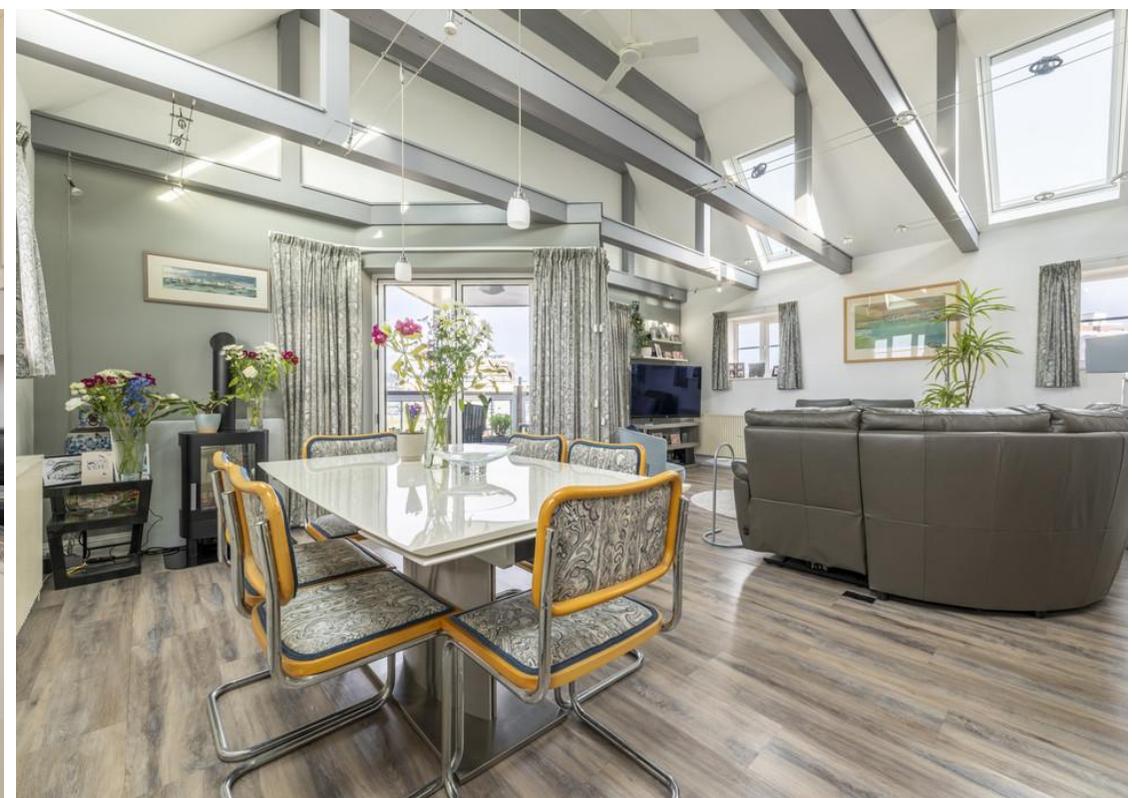
Location:

Shoreham-by-Sea is a desirable coastal town in West Sussex, ideally positioned between Brighton and Worthing. It offers a relaxed seaside lifestyle with excellent transport links, including direct trains to London and easy access to the A27. The town blends historic charm with a creative, community-focused atmosphere, featuring independent shops, cafes, and a popular farmers and artisan market. Nearby Ferry Road has a good selection of shops, a bakery and a popular seafood restaurant.

For entertainment there is the Ropetackle Arts Theatre which is a well-regarded community hub that brings live events, talks and performances throughout the year

This property would appeal to families, professionals, and retirees seeking a balance of coastal living, countryside access, and commuter convenience. It would also serve as a great proposition for those seeking a seaside second home.

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- Master bedroom with en-suite & balcony
 - Modern fitted kitchen with integrated appliances
 - Separate utility room
 - Access to eaves storage
 - Located adjacent to jetty
 - 20'10 garage with electric door
 - Two allocated parking spaces
 - Vendor suited



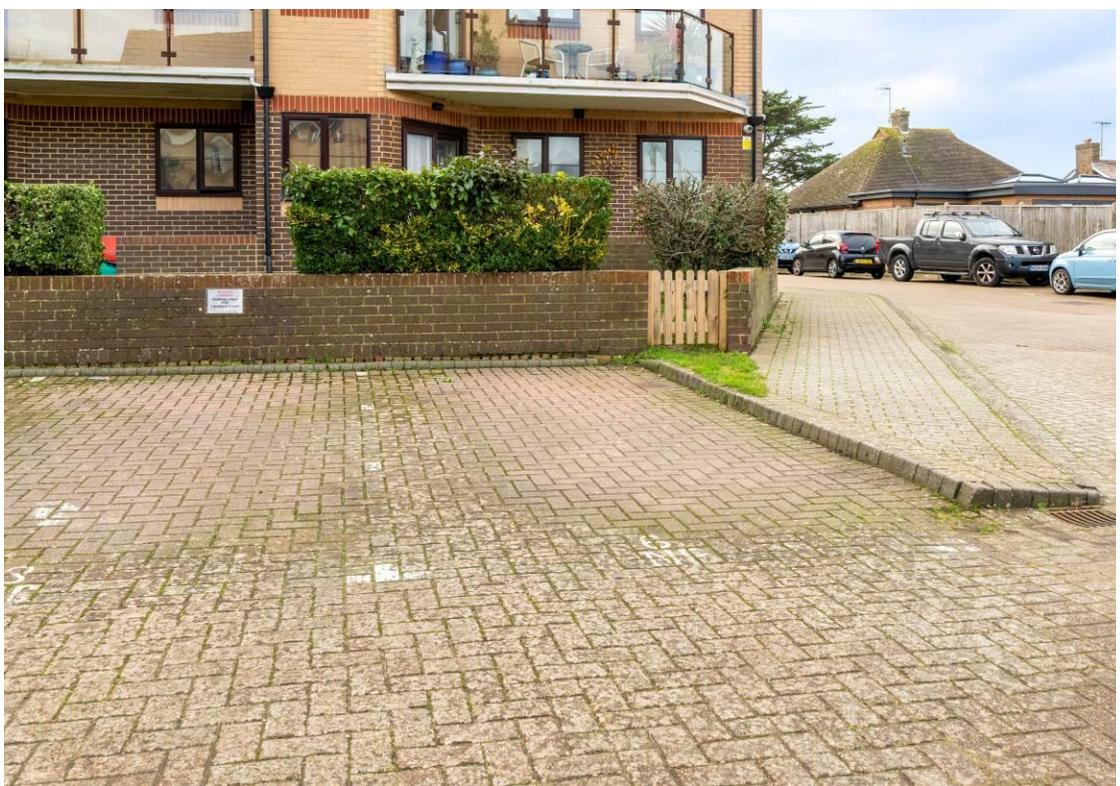


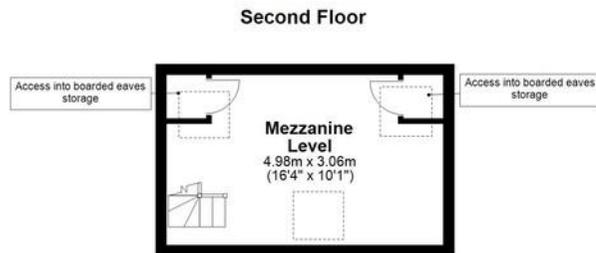












Total area: approx. 156.1 sq. metres (1680.3 sq. feet)

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		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Useful Information

Council Tax Band: E - £2,958.08 per annum (2025/2026)

Tenure: Share of Freehold (286 years remaining)

Service Charge: £4,560 per annum

Local Authority: Adur District Council

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

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