

Flat 2, Ferrywaye Court Ferry Road | | Shoreham | BN43 5SE

WARWICK BAKER
ESTATE AGENT







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£184,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS RARELY AVAILABLE FIRST FLOOR APARTMENT IN A HIGHLY DESIRABLE PURPOSE-BUILT BLOCK, JUST 50 METRES FROM THE FOOTBRIDGE AND FORESHORE. THIS CHARMING PROPERTY FEATURES A PRIVATE STREET ENTRANCE, AN 'L' SHAPED ENTRANCE HALL, A 16’ WEST FACING LOUNGE THAT FILLS WITH NATURAL LIGHT, A COMFORTABLE 13’ DOUBLE BEDROOM, AND A 10’ WEST FACING BALCONY OFFERING STUNNING RIVER AND SEA VIEWS. ADDITIONAL HIGHLIGHTS INCLUDE A 15’ KITCHEN/BREAKFAST ROOM AND A PART-TILED BATHROOM. INTERNAL VIEWING IS STRONGLY ENCOURAGED BY THE VENDORS' SOLE AGENT.

- PRIVATE STREET ENTRANCE
- 10’ WEST FACING BALCONY
- IDEAL FOR FIRST TIME BUYERS
- ' L ' SHAPED ENTRANCE HALL
- 15’ KITCHEN/BREAKFAST ROOM
- IDEAL FOR BUY TO LET INVESTORS
- 16’ WEST FACING LOUNGE
- PART TILED BATHROOM
- 13’ DOUBLE BEDROOM
- RIVER AND SEA VIEWS

Part double glazed front door leading to:

ENTRANCE HALL
15'5" x 8'9" (4.70m x 2.67m)
Being ' L ' shaped, ' DIMPLEX ' night storage heater, laminate wood flooring, door giving access to storage cupboard with hanging and shelving space, door giving access to storage cupboard with shelving.

Security glazed door off entrance hall to:

LOUNGE
16'7" x 12'3" (5.06 x 3.75)
Double glazed window to the front having a westerly aspect, views of The River Adur, ' DIMPLEX ' night storage heater, laminate wood flooring.

Sliding double glazed patio door off lounge to:

BALCONY
10'5" x 4'5" (3.19 x 1.37)
Having a westerly aspect to the front with views of The River Adur and The English Channel, enclosed by wood balustrade.

Security glazed door off lounge to:

KITCHEN/BREAKFAST ROOM
15'8" x 8'0" (4.80 x 2.44)
Comprising stainless sink unit with mixer tap inset into work top, storage cupboards under, tiled splash back, display shelf over, matching adjacent worktop with space for cooker, drawers and cupboards to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall unit over, display shelving to the side, space for tall fridge/freezer, vinyl flooring, double glazed window to the front having a westerly aspect, spotlighting.

Door off entrance hall to:

BEDROOM
13'9" x 11'6" (4.21 x 3.52)
Double glazed windows to the rear having an easterly aspect, built in double doored wardrobe with hanging and shelving space, door giving access to single wardrobe with hanging and shelving space, ' DIMPLEX ' night storage heater.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with hot and cold taps, twin hand grips, ' BRISTA ' independent wall mounted shower unit with separate shower attachment, shower rail and curtain, pedestal wash hand basin with hot and cold taps, low level wc, vinyl flooring, wall mounted electric heated, extractor fan.

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE: £620.25 EVERY SIX MONTHS

GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 01/01/2019







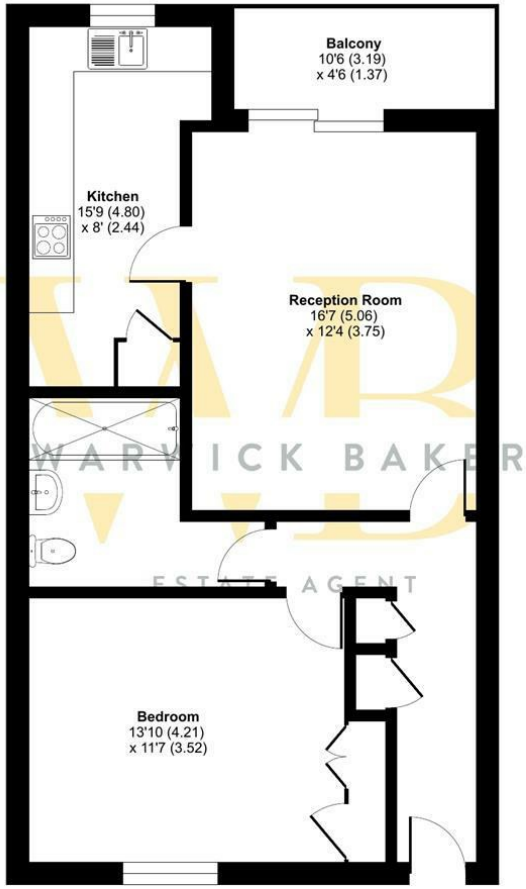




Ferry Waye Court, Ferry Road, Shoreham-by-Sea, BN43

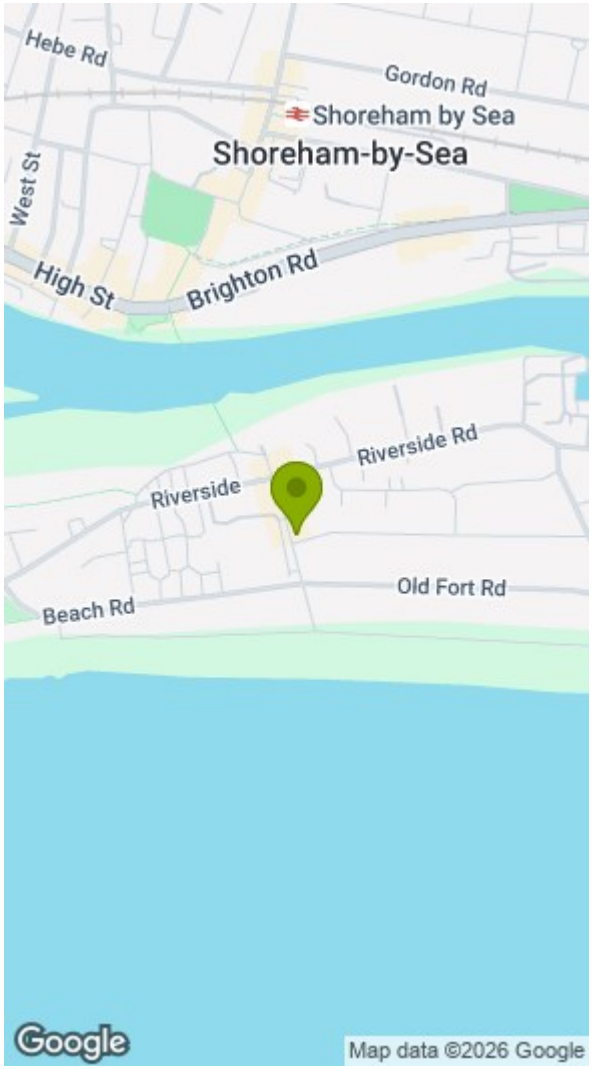
Approximate Area = 663 sq ft / 61.5 sq m

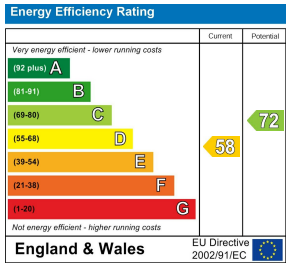
For identification only - Not to scale

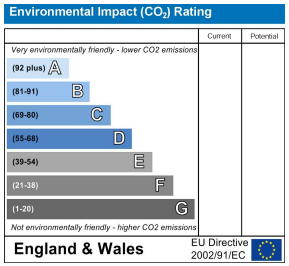


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1433872







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