

Flat 23, Atlantic Court Ferry Road | | Shoreham-By-Sea | BN43 5XJ

WARWICK BAKER
ESTATE AGENT







Flat 23, Atlantic Court Ferry Road | | Shoreham-By-Sea | BN43 5YJ

£349,950

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Warwick Baker Estate Agents are thrilled to present this exceptional purpose-built apartment, perfectly situated on the first floor just 50 metres from the stunning Shoreham Foreshore and the footbridge. With the mainline railway station a mere 500 metres away (London-Victoria reached in just 80 minutes), this location is ideal for both commuters and leisure seekers alike.

This remarkable property boasts a host of desirable features, including a convenient passenger lift and a generous entrance hall. The spacious 14-foot west-facing lounge offers breathtaking sea views, making it the perfect spot to relax and unwind. The flat also boasts an impressive 23-foot west-facing balcony, offering views of the sea and the picturesque downland. You'll find two well-proportioned double bedrooms, a modern 13-foot kitchen ready for culinary delights, and an inviting east-facing balcony that provides delightful glimpses of the ocean.

- PASSENGER LIFT
- MODERN KITCHEN/BREAKFAST ROOM
- TWO PARKING SPACES
- 11' ENTRANCE HALL
- 23' WEST FACING BALCONY WITH SEA AND DOWNLAND VIEWS
- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- 14' WEST FACING LOUNGE WITH SEA VIEWS
- 10' EAST FACING BALCONY WITH SEA VIEWS

FRONT DOOR LEADING TO:

ENTRANCE HALL
11'0" x 8'5" (3.37 x 2.57)
Being of irregular shape, video entry phone system, built in double doored wardrobe with hanging space housing electric meter, double doored storage cupboard over, further built in double doored wardrobe with hanging space, double doored storage cupboard over, borrowed light from lounge, bedrooms 1 and 2 and kitchen.

Door off entrance hall to:

LOUNGE
14'4" x 14'1" (4.39 x 4.30)
Double glazed windows to the rear having a westerly aspect with views of Shoreham Foreshore and The English Channel, electric convector heater, painted wood flooring.

Sliding double glazed patio door off lounge:

REAR BALCONY
23'4" x 3'6" (7.12 x 1.08)
Having a westerly aspect, laid to tiling, enclosed by steel handrail and railings.

Door off entrance hall to:

KITCHEN
13'9" x 9'1" (4.21 x 2.77)
Comprising stone work top with twin ' SMEG ' inset stainless steel sink units with contemporary style mixer tap, slow closing cupboards under, pull out carousel corner unit to the side, tiled splash back, complemented by matching worktop to the side with space for free standing oven, range of slow closing drawers under, space and plumbing for dishwasher to the side, tiled splash back, stainless steel splash back, stainless steel canopied extractor hood over, complemented by two sets of frosted glazed wall units to the side with LED downlighting and glass shelving, matching adjacent glass doored wall unit with glass shelving, space for tall fridge/freezer to the side, space and plumbing for washing machine to the side, built in storage cupboard, further built in storage cupboard housing wall mounted ' VAILLANT ' gas fired combination boiler gas meter to the side, double glazed windows to the front having an easterly aspect with glimpses of The English Channel, cork tiled flooring, LED spotlighting.

Door off entrance hall to:

BEDROOM 1
14'4" x 9'3" (4.38 x 2.82)
Double glazed windows and sliding double glazed patio door to the rear balcony having a westerly aspect with views of Shoreham Foreshore and The English Channel and Lancing College, built in double doored wardrobe with hanging space, double doored storage cupboard over, electric convector heater, painted wood flooring.

Door off entrance hall to:

BEDROOM 2
10'6" x 6'9" (3.22 x 2.08)
Double glazed windows to the front having an easterly aspect with glimpses of The English Channel, electric convector heater, painted wood flooring.

Sliding double glazed patio door off bedroom 2 to:

FRONT BALCONY
10'0" x 2'11" (3.07 x 0.89)
Enclosed by steel handrail and railings, having an easterly aspect to the front with glimpses of The English Channel.

Door off entrance hall to:

BATHROOM
Comprising bath with contemporary style mixer tap, built in shower with brushed brass rainfall style shower head, separate brushed brass coloured shower attachment, glass shower screen, floating sink unit with brushed brass coloured mixer tap, two slow closing drawers under, tiled splash back, illuminated mirror over, floating low level wc, brushed brass heated hand towel rail, cork tiled flooring, LED downlighting.

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE: £2310 PER ANNUM

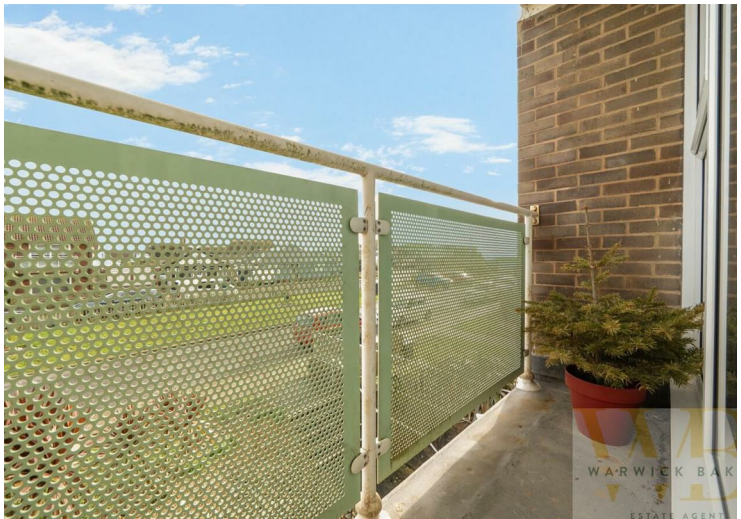
GROUND RENT: NON-APPLICABLE

LEASE: 939 YEARS REMAINING







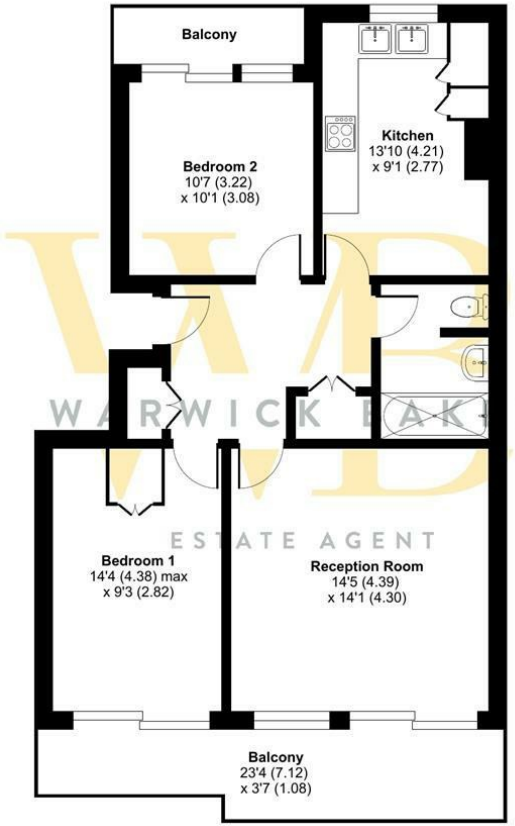




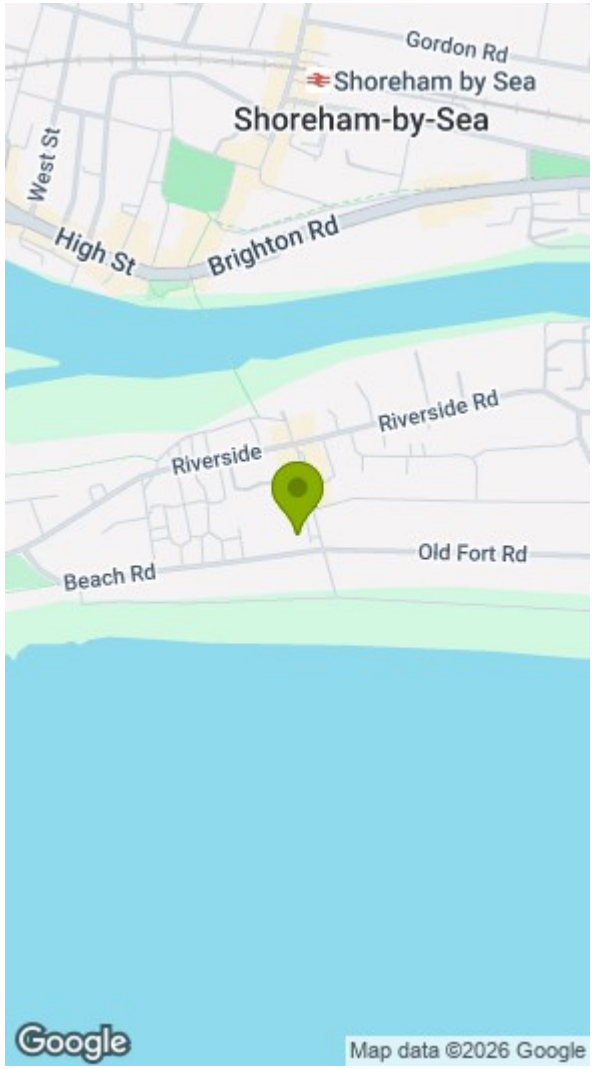
Atlantic Court, Ferry Road, Shoreham-by-Sea, BN43

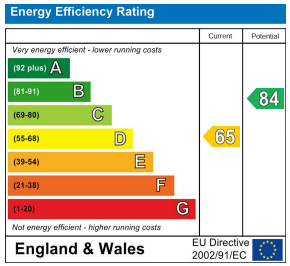
Approximate Area = 756 sq ft / 70.2 sq m

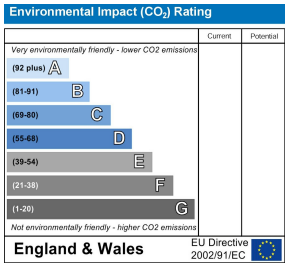
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1409523







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* 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