



47 Atlantic Court Ferry Road | | Shoreham-By-Sea | BN43 5YJ

**WB**  
WARWICK BAKER  
ESTATE AGENT



47 Atlantic Court Ferry Road | | Shoreham-By-Sea | BN43 5YJ

£375,000

\*\*\* £375,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING THIRD FLOOR APARTMENT, WITH A LIFT, ON SHOREHAM BEACH WITH STUNNING SEA VIEWS BOTH WESTERLY AND EASTERLY.

THIS WELL PRESENTED, FULLY RENOVATED APARTMENT BOASTS A 23'4" OPEN PLAN LIVING DINING ROOM OPENING OUT ONTO A WESTERLY ASPECT BALCONY, MODERN KITCHEN, MODERN REFITTED BATHROOM, TWO DOUBLE BEDROOMS, MASTER WITH AN EAST FACING BALCONY AND VIEWS OVER TO BRIGHTON AND THE SEA, WITH A GARAGE EN BLOC AND PARKING IN FRONT OF.

- ATLANTIC COURT
- SHOREHAM BY SEA BEACH
- THIRD FLOOR APARTMENT, WITH LIFT
- STUNNING VIEWS
- WESTERLY BALCONY
- OPEN PLAN LIVING / DINING ROOM
- RECENTLY RENOVATED
- GARAGE & PARKING
- PLEASE CALL TO VIEW
- 01273 461144

MAINTENANCE :-

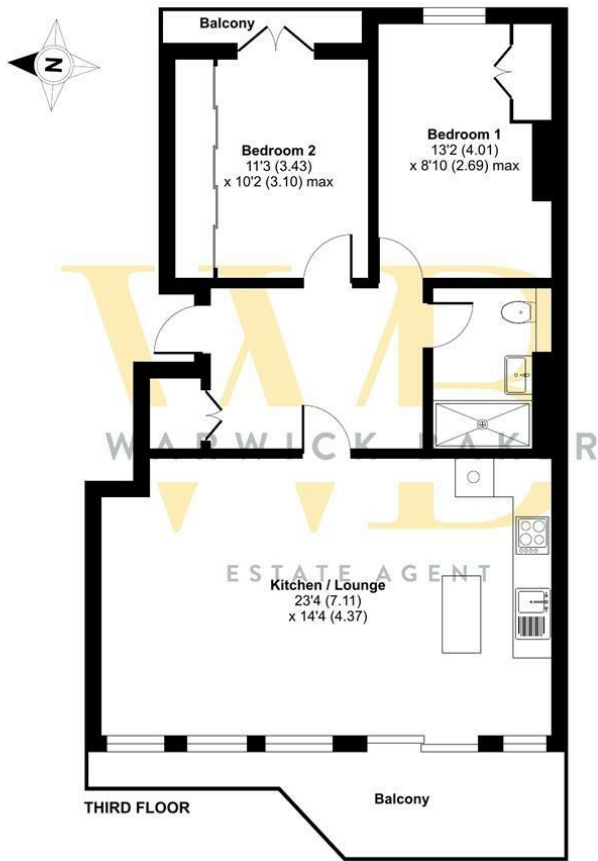
GROUND RENT:-

LEASE:-



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

Approximate Area = 745 sq ft / 69.2 sq m  
For identification only - Not to scale



**Warwick Baker**  
ESTATE AGENT  
RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1116180



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

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |