



## 3 DOLPHIN COURT, 4 BEACH GREEN SHOREHAM-BY-SEA, BN43 5YG

SHARE OF FREEHOLD

Guide Price £325,000 - £350,000. Delightful apartment offering a unique blend of comfort and potential. With one spacious bedroom and the possibility to convert it into a two-bedroom layout, this property is perfect for those seeking flexibility in their living space.

One of the standout features of this property is the outside space, a private balcony and roof terrace -where you can enjoy stunning views over the river. Additionally, the property includes a garage, offering secure parking and extra storage options.

Located in the desirable Shoreham-By-Sea area, you will find yourself within easy reach of local amenities, shops, and the beautiful coastline. This apartment presents an excellent opportunity for first-time buyers, investors, or anyone looking to enjoy a tranquil lifestyle by the river. Don't miss the chance to view this charming property and explore its potential.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





### 3 Dolphin Court

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft  
 Garage = 17.8 sq m / 191 sq ft  
 Total = 87.8 sq m / 944 sq ft

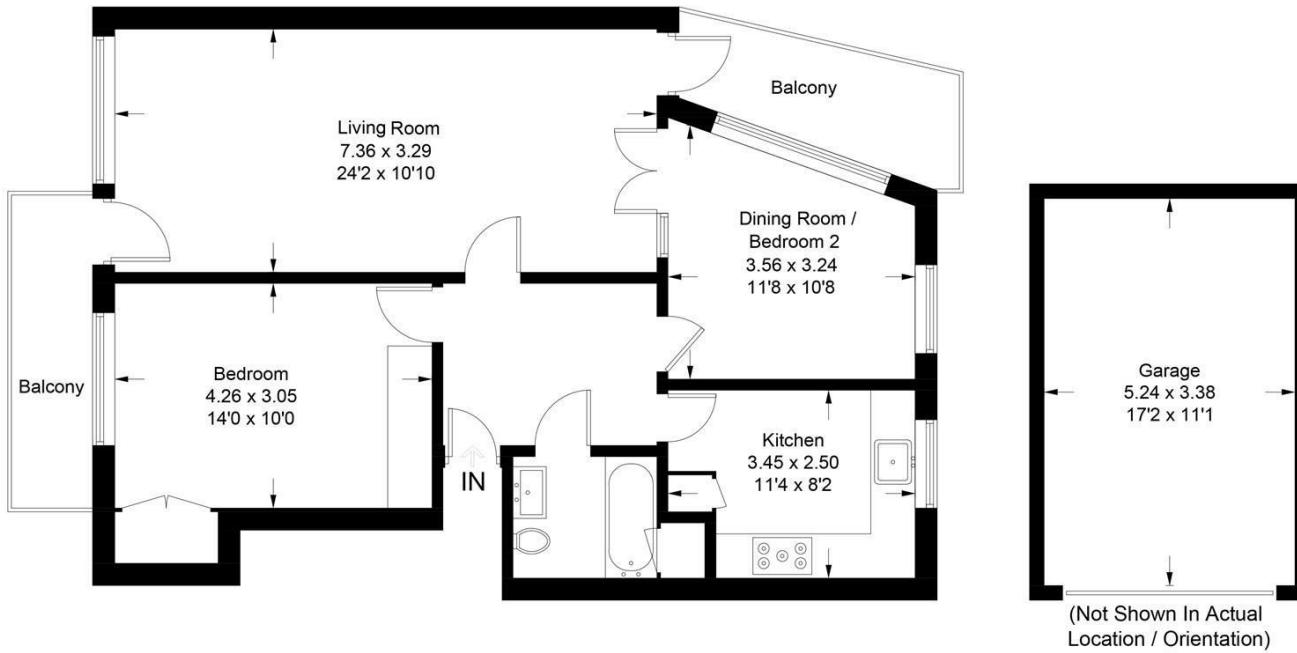
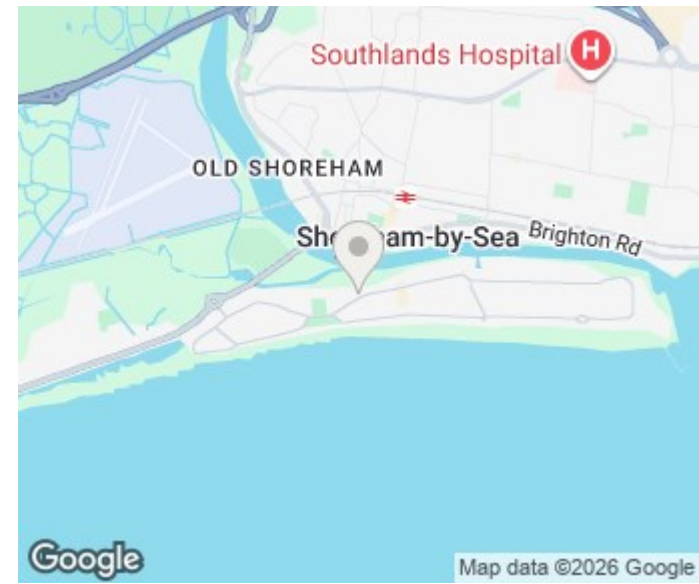


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274296)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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