

12 Marline Court Little High Street | | Shoreham | BN43 5EQ

WARWICK BAKER
ESTATE AGENT







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£280,000

*** £280,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE ONE DOUBLE BEDROOM APARTMENT IN THE ROPETACKLE DEVELOPMENT, SHOREHAM TOWN CENTRE.

THIS STUNNING RAISED GROUND FLOOR APARTMENT HAS VIEWS OVER THE RIVER ADUR VIA PATIO DOORS AND BALCONY FROM THE LIVING DINING ROOM. THERE IS A 12'5 X 10'2 DOUBLE BEDROOM ALSO WITH VIEWS, FITTED MODERN KITCHEN, MODERN BATHROOM AND UNDERGROUND PARKING.

THE PROPERTY HAS NO CHAIN, IS VACANT. PLEASE CALL TO VIEW 01273 461144

- RIVER FRONT APARTMENT
- BALCONY WITH RIVER VIEWS
- PLEASE CALL TO VIEW
- ROPETACKLE DEVELOPMENT
- FITTED MODERN KITCHEN
- 01273 461144
- ONE DORUBLE BEDROOM 12'5 X 10'2
- TOWN CENTRE LOCATION
- LIVING DINING ROOM 28'1 X 11'
- UNDERGROUND PARKING

COMMUNAL ENTRANCE
Gated entrance, communal door and entry phone system.

ENTRANCE HALL
Doors giving acces to Bathroom, Bedroom, Storage / Utility cupboard and

LIVING / DINING ROOM
26'1 x 11' (7.95m x 3.35m)
Sliding patio doors leading out onto the balcony with stunning views of the River Adur, opening to

KITCHEN
Rnage of fitted wall and base units, work surfafecs, inset hob, oven under, extractor, inset sunk unit, integrated appliances.

BEDROOM
12'5 x 10'2 (3.78m x 3.10m)
Window with views over looking the River Adur, built in wardrobes.

BATHROOM
Matching suite, panel enclosed bath with shower attachement, pedestal wash hand basin, low level W.C.

UNDERGROUND PARKING SPACE NO: 111
Accessed via stairs or lift. Roller door.

LEASEHOLD / OUTGOINGS
LEASE - 999 Years From 1 January 2004 - 978 YEARS REMAINING

MAINTENANCE - £2000 APPROX. PER ANNUM

GROUND RENT - £200 PER ANNUM







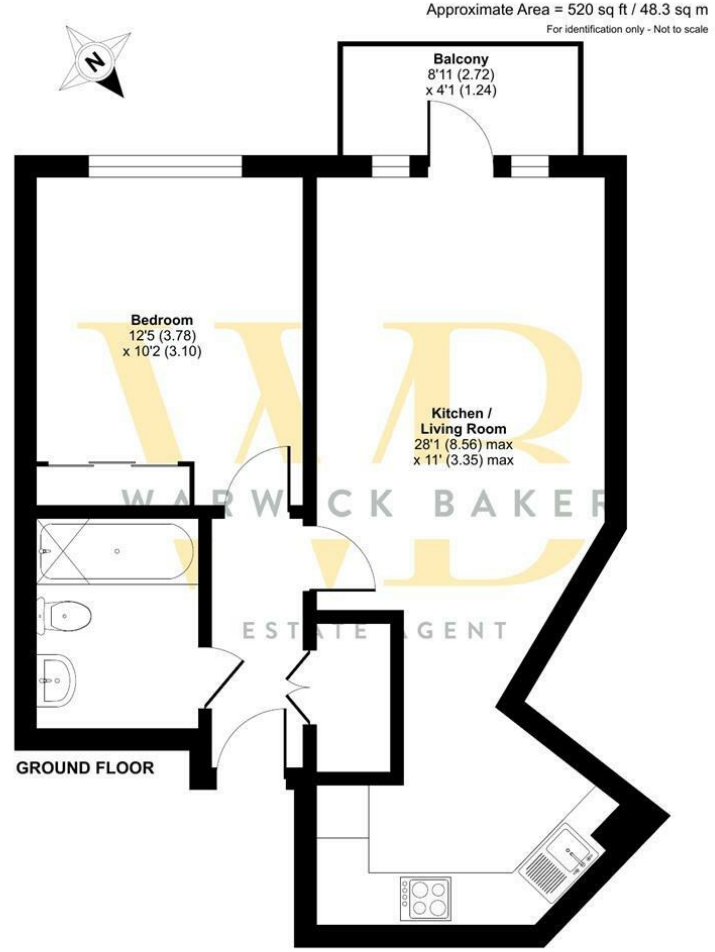




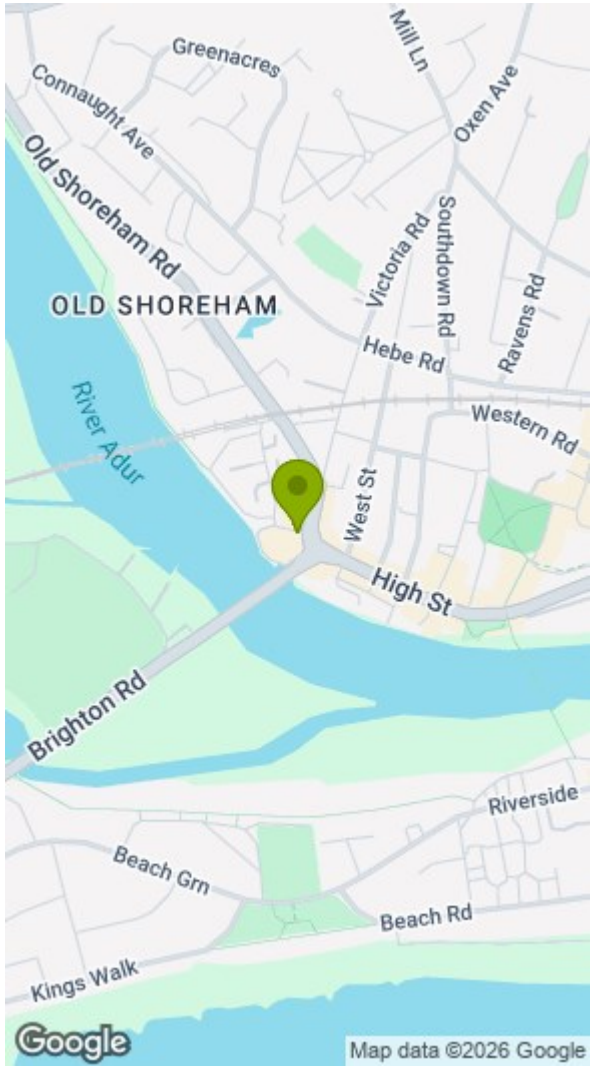
Marline Court, Little High Street, Shoreham-by-Sea, BN43

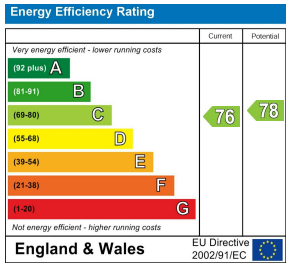
Approximate Area = 520 sq ft / 48.3 sq m

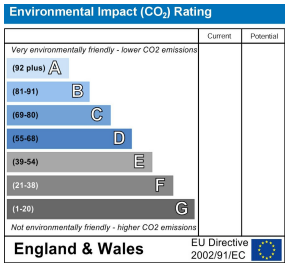
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1095310







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