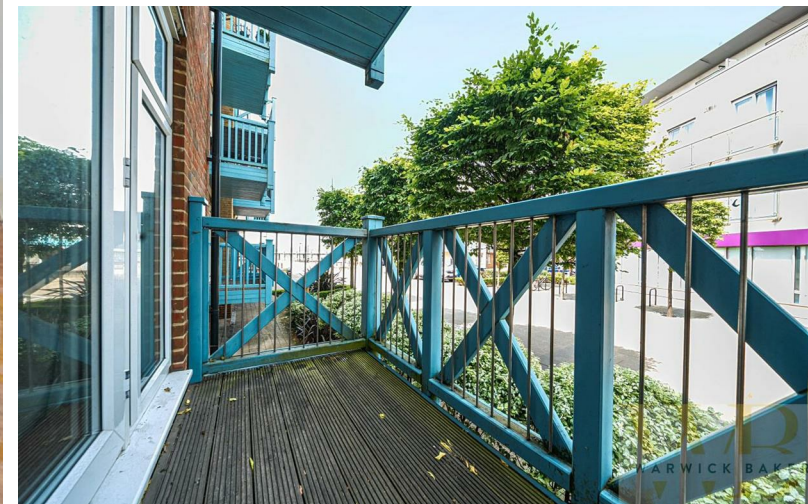




38 Marline Court Little High Street | | Shoreham-By-Sea  
BN14 5EQ





## 38 Marline Court Little High Street | | Shoreham-By-Sea | BN43 5EQ

£259,999

\*\*\* £259,999 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TWO BEDROOM APARTMENT.

LOCATED IN THE POPULAR ROPETACKLE DEVELOPMENT ON THE RIVER ADUR, IN THE TOWN CENTRE, THE PROPERTY BENEFITS FROM TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE, 19'8 X 13'1 OPEN PLAN LIVING / DINING / KITCHEN, WITH PATIO DOORS OUT ONTO A BALCONY.

- MARLINE COURT, ROPETACKLE DEVELOPMENT
- 19'8 X 13'1 OPEN PLAN RECEPTION ROOM
- TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE
- IMMACULATEDLY PRESENTED
- RAISED GROUND FLOOR
- BALCONY
- BASEMENT PARKING
- NO ONWARD CHAIN, VACANT
- PLEASE CALL TO VIEW
- 01273 461144

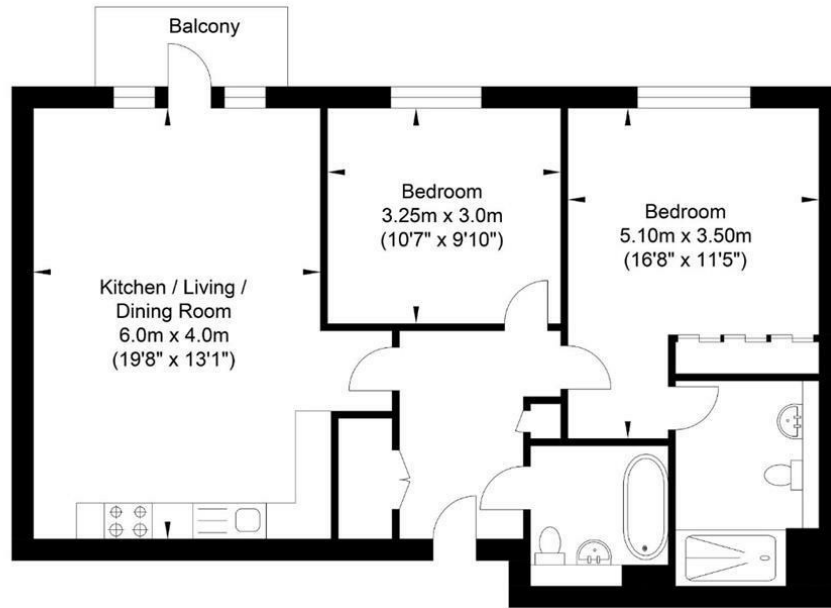
## LEASEHOLD

Management block service charge  
is £1,557.30 per 6 months payable  
January and July 1st

Ground Rent £ 125.00 per 6 months  
payable January and July 1st

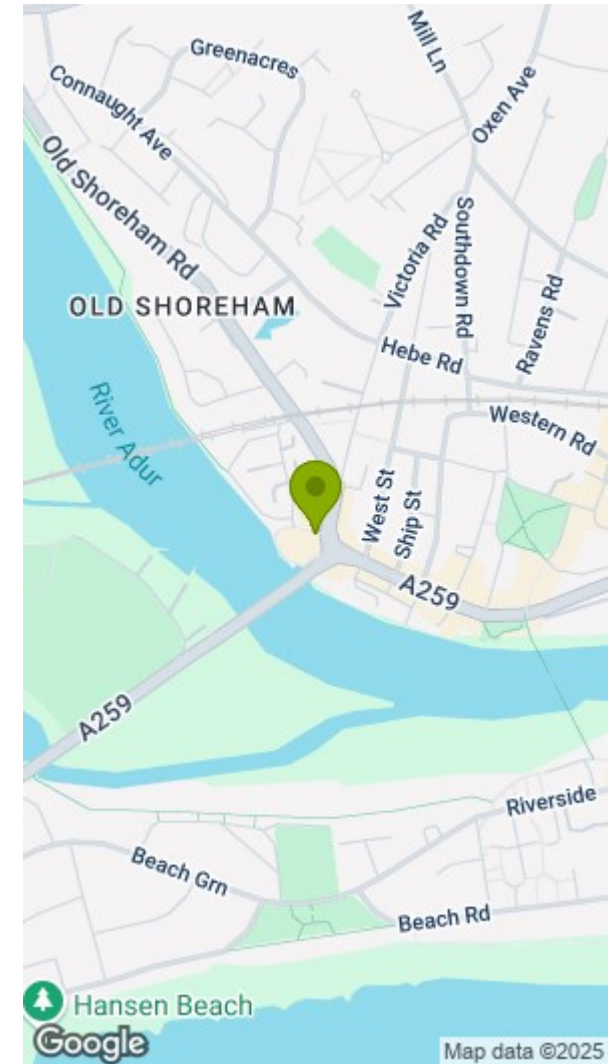


# Marline Court, Shoreham-by-Sea



Approximate Floor Area  
735.60 sq ft  
(68.34 sq m)

Approximate Gross Internal Area = 68.34 sq m / 735.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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