



Flat 41 Falconers Court | Ropetackle | Shoreham-By-Sea

LDN142 EDV

WB
WARWICK BAKER
ESTATE AGENT



Flat 41 Falconers Court | Ropetackle | Shoreham-By-Sea | BN43 5PY

£360,000

*** £360,000 ***

WARWICK BAKER ESTATE AGENTS IS THRILLED TO UNVEIL THIS IMPECCABLY PRESENTED PENTHOUSE APARTMENT, A TRUE GEM NESTLED IN THE HEART OF SHOREHAM TOWN CENTRE. SITUATED IN THE PRESTIGIOUS ROPETACKLE DEVELOPMENT.

THIS STUNNING PROPERTY OFFERS BREATHTAKING SOUTHWESTERLY VIEWS OVER THE SERENE RIVER ADUR AND THE ENCHANTING LANDSCAPE OF THE SOUTH DOWNS BEYOND.

NO UPWARD CHAIN!

- | | | | |
|--|-----------------------|--|---|
| • ROPETACKLE DEVELOPMENT, SHOREHAM TOWN CENTRE | • PENTHOUSE APARTMENT | • STUNNING SOUTH WEST FACING RIVER VIEWS | • 14'6 X 11' SOUTHWEST FACTING LIVIMNG ROOM |
| • MODERN FITTED KITCHEN | • TWO DOUBLE BEDROOMS | • 36' BALCOMY WITH RIVER VIEWS | • BASEMENT PARKING |
| • LIFT TO ALL FLOORS | • NO ONWARD CHAIN | | |

STEP INSIDE TO DISCOVER A DELIGHTFUL ENTRANCE HALL THAT WELCOMES YOU INTO A SPACIOUS 14'6" SOUTHWEST-FACING LIVING ROOM, PERFECTLY DESIGNED TO FILL YOUR HOME WITH NATURAL LIGHT AND OFFER SEAMLESS ACCESS TO A CHARMING BALCONY. IMAGINE ENJOYING YOUR MORNING COFFEE OR EVENING SUNSETS WHILE SOAKING IN THOSE SPECTACULAR VIEWS!

THE CONTEMPORARY KITCHEN IS A MODERN MARVEL, EQUIPPED WITH TOP-OF-THE-LINE FITTED APPLIANCES THAT MAKE COOKING A TRUE PLEASURE. RETREAT TO THE GENEROUS 15'9" MASTER BEDROOM, WHERE YOU'LL FIND MAJESTIC VIEWS AND DIRECT ACCESS TO THE SAME DELIGHTFUL BALCONY, ENSURING A TRANQUIL SPACE

TO UNWIND. A FURTHER BEAUTIFULLY APPOINTED DOUBLE BEDROOM AWAITS, ALONG WITH A STYLISHLY REFITTED SHOWER ROOM THAT COMPLETES THIS SPLENDID LIVING SPACE.

THE CROWN JEWEL OF THIS APARTMENT IS UNDOUBTEDLY THE IMPRESSIVE 36'7" BALCONY, PERFECT FOR ENTERTAINING OR RELAXING WHILE GAZING OVER THE SCENIC RIVER.

CONVENIENCE IS KEY WITH DEDICATED PARKING IN THE BASEMENT FOR ONE CAR AND A LIFT PROVIDING ACCESS TO ALL FLOORS, ENSURING EFFORTLESS LIVING.

DON'T MISS THE CHANCE TO MAKE THIS STUNNING PENTHOUSE YOUR NEW HOME. PLEASE CALL [ITEM] TO SCHEDULE YOUR PRIVATE VIEWING APPOINTMENT AT

01273 461144. YOUR DREAM LIVING SPACE IS JUST A CALL AWAY!

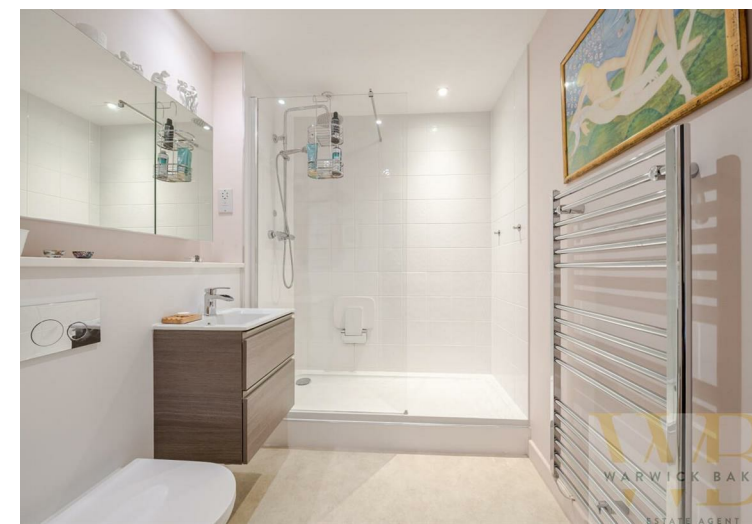
NO ONWARD CHAIN - OFFERED WITH VACANT POSSESSION.

LEASEHOLD - OUTGOINGS

999 years (less 10 days) from and including 1 January 2004 - 977 YEARS REMAINING

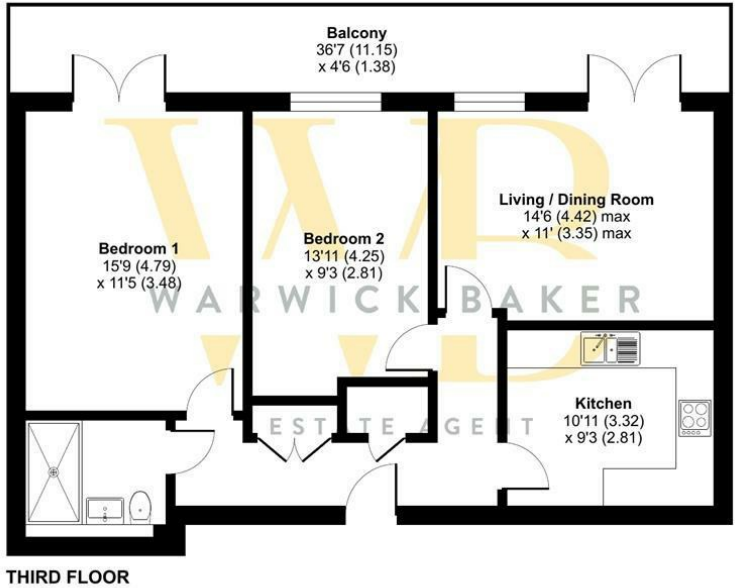
MAINTENANCE - APPROX. £1,800 PER ANNUM

GROUND RENT - APPROX. - £100 PER ANNUM



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

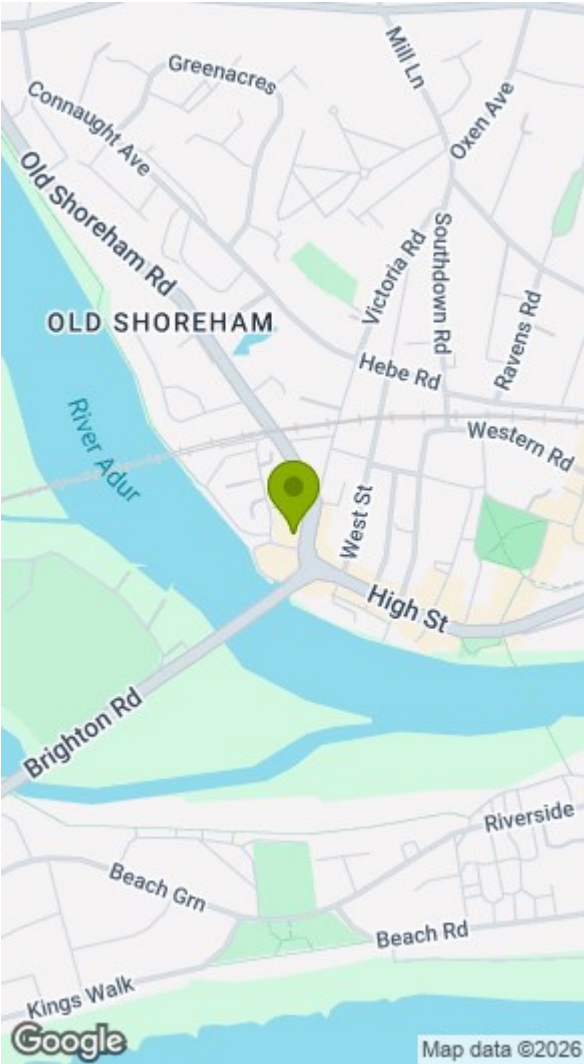
Approximate Area = 760 sq ft / 70.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1376020

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	