46 Rosslyn Court Rosslyn Road | | Shoreham-By-Sea | BN43
6WN

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£234,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS FIRST FLOOR APARTMENT IN ROSSLYN COURT.

SITUATED WITHIN EASY REACH OF THE TOWN CENTRE AND MAINLINE RAILWAY STATION THE PROPERTY HAS TWO DOUBLE BEDROOMS, 20'09 LIVING DINING ROOM, A BALCONY, 16'04 KITCHEN, 16'04 LARDER / STORAGE ROOM, AND A GARAGE EN BLOC.

OFFER WITH NO ONWARD CHAIN

PLEASE CALL TO VIEW 01273 461144

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 20'09 LIVING ROOM
- WEST FACING BALCONY
- GARAGE EN BLOC
- CLOSE TO TOWN
- 16'04 LARDER / STORAGE ROOM
- NO CHAIN
- CALL NOW TO VIEW
- 01273 461144

COMMUNAL ENTRANCE
Stairs to the First Floor,

ENTRANCE HALL
Door to front, doors giving access to all rooms, airing cupboard.

LIVING / DINING ROOM
20'09 x 11'05 (6.32m x 3.48m)
Westerly aspect window, patio doors leading out onto the Balcony.

BALCONY
9'09 x 5'05 (2.97m x 1.65m)
Westerly aspect, covered.

KITCHEN / BREAKFAST ROOM
16'04 x 7'01 (4.98m x 2.16m)
Extensive range of wall and base level units, inset sink, drainer unit, space for appliances, southerly and westerly aspect windows. Door to

LARDER / STORAGE ROOM
16'04 x 3'09 (4.98m x 1.14m)
Door to communal hall way, obscure glass window to front.

BEDROOM ONE
12'10 x 11'10 (3.91m x 3.61m)
Easterly aspect window.

BEDROOM 2
12'08 x 11'03 (3.86m x 3.43m)
Easterly aspect window.

BATHROOM
Matching suite, panel enclosed bath, shower attachement, low level W.C, wash hand basin, obscure glass window.

OUTSIDE

GARAGE
Garage situated en bloc at the rear of the development, No.46.

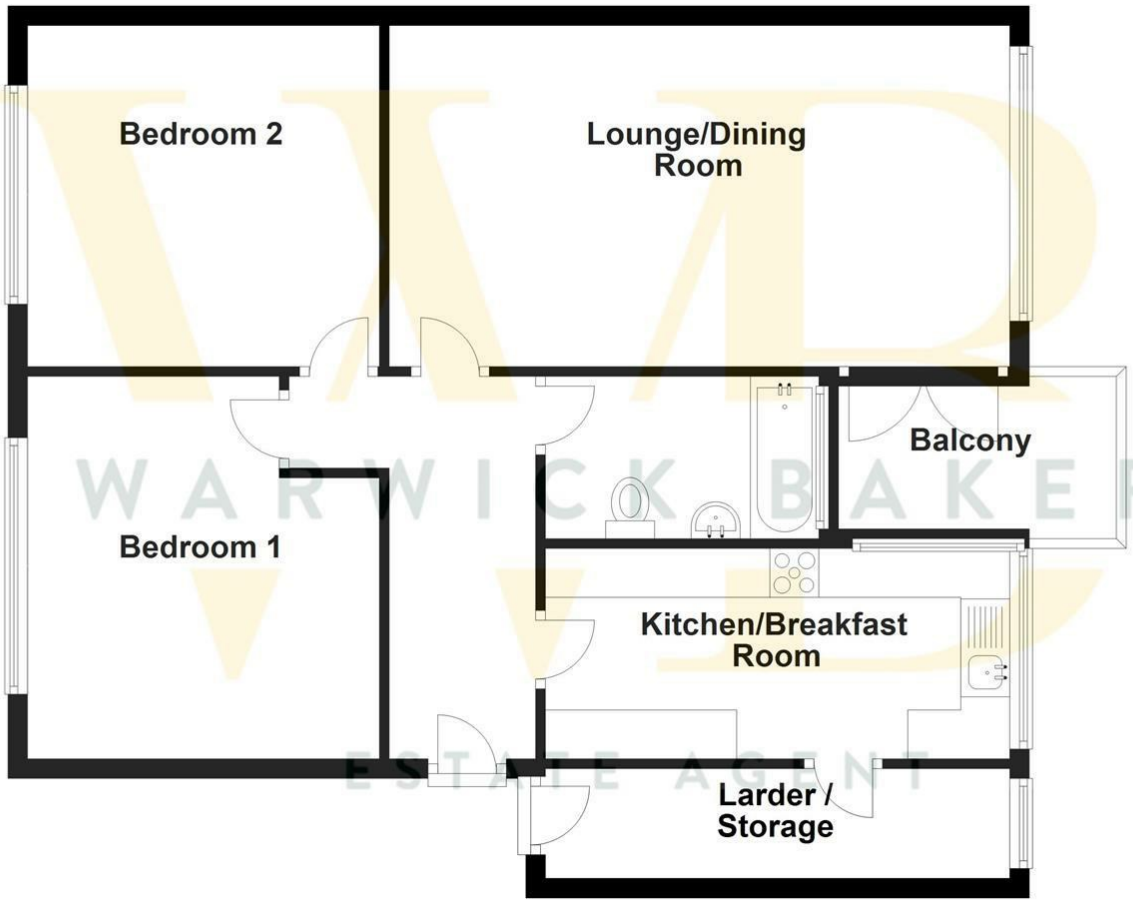
COMMUNAL GARDENS
There are well manicured communal gardens.

LEASHOLD
LEASE - 941 YEARS REMAINING
GROUND RENT - £150 PER ANNUM

MAINTENANCE - £ 1,900 PER ANNUM
COUNCIL TAX - BAND 'B'

First Floor

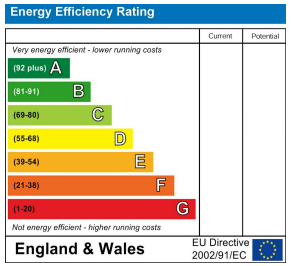
Approx. 77.4 sq. metres (833.1 sq. feet)

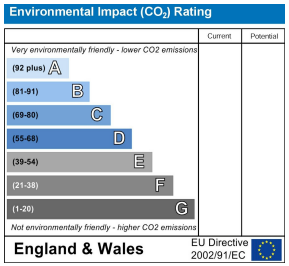


Total area: approx. 77.4 sq. metres (833.1 sq. feet)

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





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