

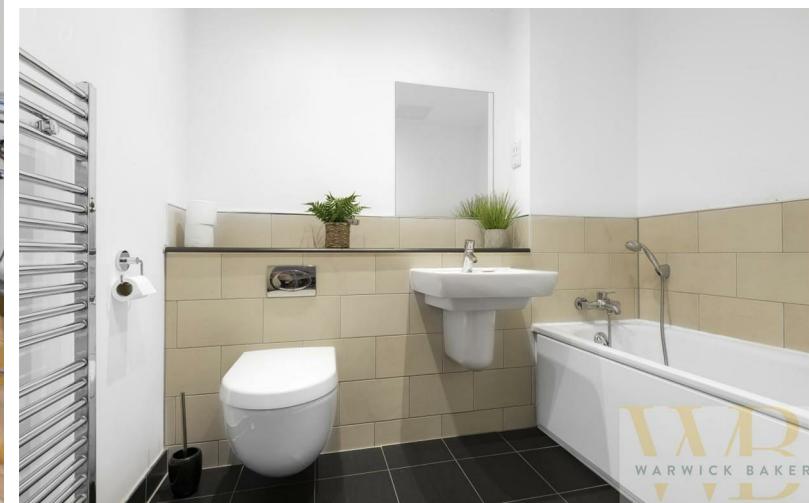


2 Marline Court Little High Street | | Shoreham-By-Sea | BN43

£750

WB
WARWICK BAKER
ESTATE AGENT

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

Offers In Excess Of £400,000

*** OFFERS IN EXCESS OF £400,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED GROUND FLOOR APARTMENT IN MARLINE COURT, ROPETACKLE.

CONVENIENTLY LOCATED IN THE TOWN CENTRE THE PROPERTY HAS STUNNING VIEWS OF THE RIVER ADUR FROM ITS 23'4 OPEN PLAN LIVING / DINING / KITCHEN, ITS TWO DOUBLE BEDROOMS AND BOTH BALCONIES.

OFFERED WITH NO CHAIN, PLEASE CALL TO VIEW - 01273 461144

- ROPETACKLE - MARLINE COURT
- TWO DOUBLE BEDROOMS
- BASEMENT PARKING
- STUNNING VIEW OF THE RIVER
- MASTER WITH ENSUITE
- CALL TO VIEW 01273 461144
- RAISED GROUND FLOOR
- TWO BALCONIES
- TOWN CENTRE LOCATION
- 23'4 RECEPTION ROOM

COMMUNAL ENTRANCE

Entry phone system with automatic gates.

ENTRANCE HALL

Personal door to front, doors giving access to all rooms and storage cupboards.

KITCHEN / LIVING / DINING ROOM

23'4 x 14'8 (7.11m x 4.47m)

South Westerly aspect room with River Adur views, French Door leading out onto a balcony. Opening to Kitchen area with a modern range of wall and base units, work surfaces over, inset hob, oven under, extractor over, inset sink unit, integral appliances, space for appliances.

BEDROOM ONE

14'5 x 10'2 (4.39m x 3.10m)

South Westerly aspect room with River Adur views, French Door leading out onto a balcony, walk in wardrobe, door to

EN SUITE SHOWER

Matching suite, walk in shower unit, vanity unit with cupboards under, inset wash hand basin, W.C.

BEDROOM TWO

9'9 x 9'7 (2.97m x 2.92m)

South Westerly aspect room with views of the River Adur.

BATHROOM

Matching suite, panel enclosed bath with shower attachment. vanity unit with cupboards under, inset wash hand basin, W.C.

OUTSIDE

COMMUNAL GARDENS

Well manicured communal gardens.

UNDERGROUND PARKING

There is basement level gated secure parking for one car. Secure cycle storage.

LEASEHOLD INFORMATION

LEASE - 999 years from 1 January

2004 - 981 YEARS REMAINING

MAINTENANCE - £2,500 per annum

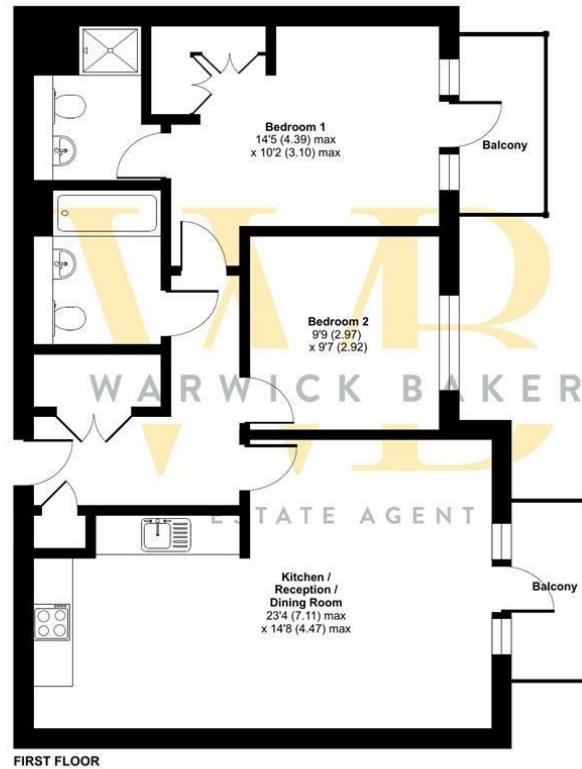
GROUND RENT - £250 per annum



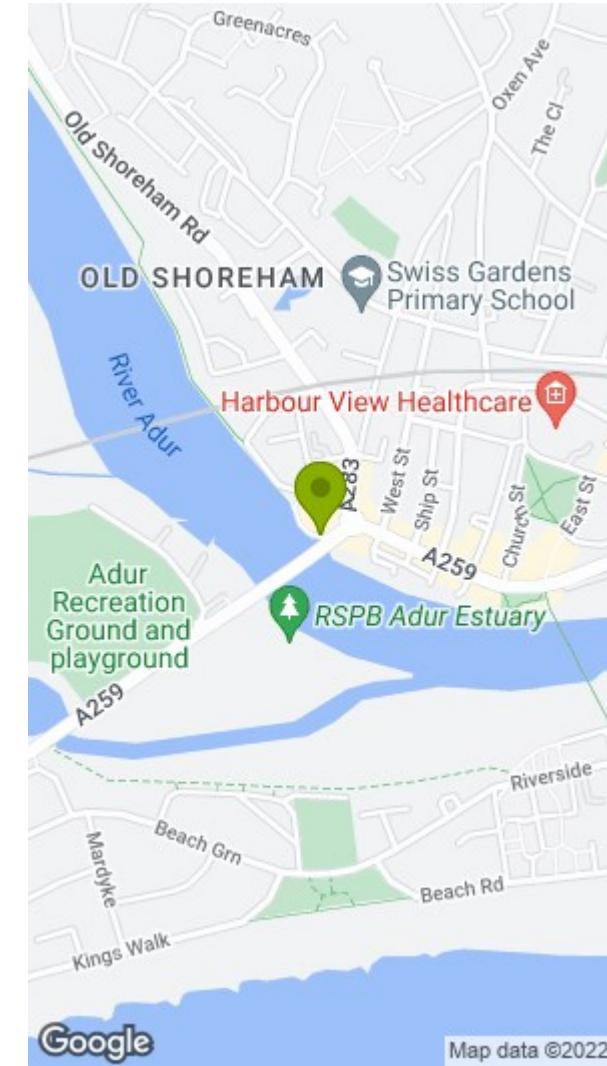
Marline Court, Little High Street, Shoreham-by-Sea, BN43

Approximate Area = 776 sq ft / 72.1 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 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 881784



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		79	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	