



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

OWN





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

£234,950

\*\*\* £234,950 \*\*\*

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 attachment, 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

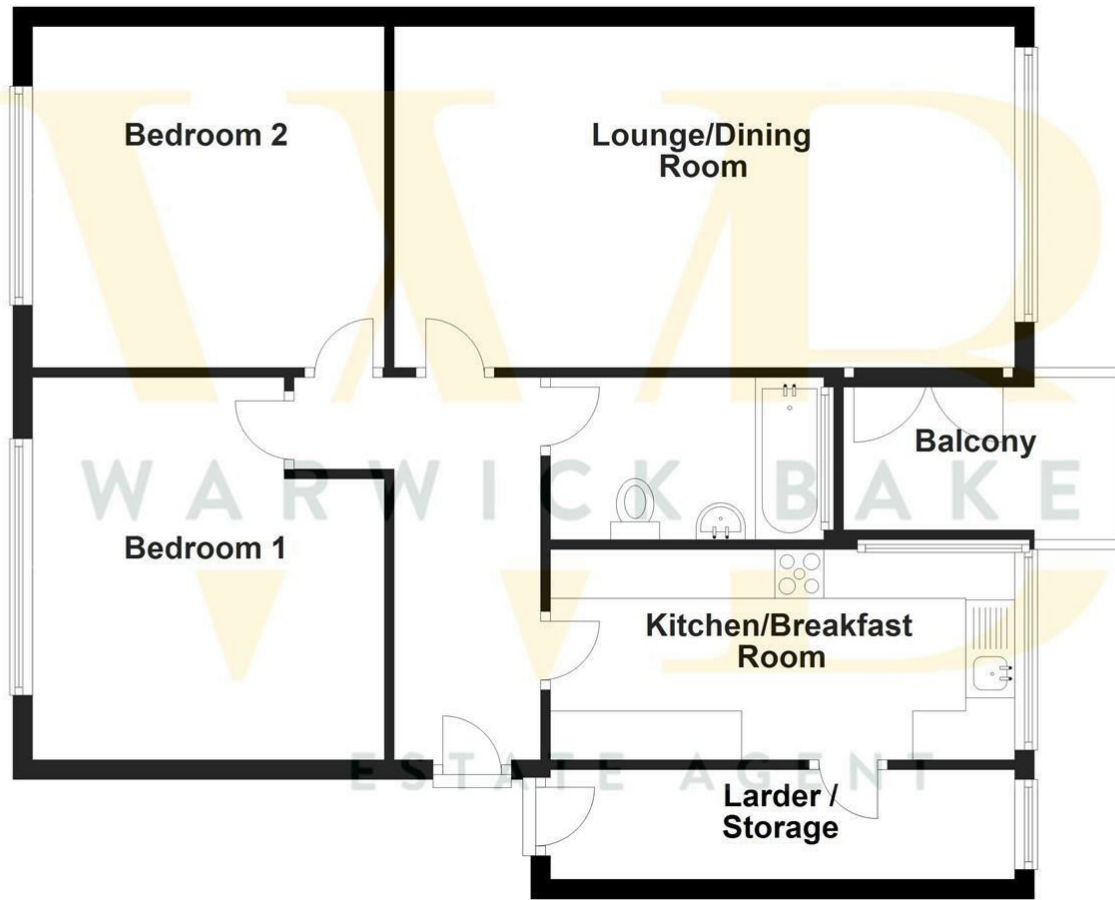
MAINTENANCE - £ 1,900 PER ANNUM

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

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