7, Marline Court Little High Street | Ropetackle | Shoreham-By-Sea | BN43 5FQ

WARWICK BAKER
ESTATE AGENT

7, Marline Court Little High Street | Ropetackle | Shoreham-By-Sea | BN43 5EQ

£425,000

*** £425,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SECOND FLOOR PENTHOUSE PURPOSE BUILT APARTMENT. LOCATED IN THE HEART OF THE TOWN CENTRE, VERY WELL PRESENTED THROUGHOUT. BUILT CIRCA. 2004 THE FLAT BENEFITS FROM THE USE OF A PASSENGER LIFT, ENTRANCE HALL, TWO DOUBLE BEDROOMS, SOUTH FACING 18' OPEN PLAN LOUNGE/KITCHEN/DINER, SOUTH FACING BALCONY, FULLY TILED BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND SECURE UNDERGROUND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOS SOLE AGENT. NO UPWARD CHAIN.

- PASSENGER LIFT
- 18' KITCHEN/DINER
- SECURE UNDER GROUND PARKING SPACE
- ENTRANCE HALL
- SOUTH FACING BALCONY
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- BATHROOM
- 18' SOUTH FACING LOUNGE
- EN-SUITE SHOWER ROOM

Front door leading to:

ENTRANCE HALL
24'7" in length (7.50 in length)
Inset security entry system, single panel radiator with independent thermostat, ' KARNDEAN ' flooring, double doors giving access to utilities cupboard with space and plumbing for washing machine, space for tumble dryer, shelving to the side, tiled flooring, door giving access to storage cupboard housing ' POTTERTON ' gas fired combination boiler, shelving over, access to loft storage space, spot lighting.

Door off entrance hall to:

OPEN LOUNGE/KITCHEN/DINER

LOUNGE
18'5" x 12'3" (5.63 x 3.74)
Double glazed windows to the front having a favoured southerly aspect with direct views of The River Adur, distant views of The English Channel, double panelled radiator, ' KARNDEAN ' flooring.

KITCHEN/DINING AREA
18'6" x 10'5" (5.66 x 3.20)
Comprising 1 1/4 stainless steel sink unit with contemporary style mixer tap, inset into granite effect rolled edge work top, storage cupboards under, integrated ' BOSCH ' dishwasher to the side, stainless steel back splash, display shelving over, adjacent matching work top with inset ' BOSCH ' four ring gas hob, integrated ' BOSCH ' electric oven under, drawers and storage cupboards to the side, stainless steel back splash, stainless canopied extractor hood, complimented by matching wall units to either side with downlighting, display wine rack, space for tall fridge/freezer, free standing two seater breakfast bar, range of slow closing drawers under, tray space to either side, tiled flooring, ' KARNDEAN ' flooring, double glazed windows to the front having a favoured southerly aspect with direct views of The River Adur, distant views of The English Channel, downlighting.

Double glazed door off kitchen/diner to:

BALCONY
18'8" x 4'3" (5.69 x 1.31)
Laid to wood decking enclosed by wood hand rail and balustrade, having a favoured southerly aspect with direct views of The River Adur, distant views of The English Channel and The South Downs.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with mixer tap and separate shower attachment, wall mounted ceramic sink unit with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, spot lighting, extractor fan.

BEDROOM 1
12'1" x 11'10" (3.70 x 3.63)
Double glazed windows to the rear, single panel radiator with independent thermostat, built in triple mirrored door wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising wall mounted ceramic sink unit with contemporary style mixer tap, low level wc, heated hand towel rail, frosted double glazed windows, tiled flooring, spot lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower screen, clean air extractor system.

Door off entrance hall to:

BEDROOM 2
10'11" x 10'8" (3.35 x 3.27)
Double glazed windows to the rear, single panel radiator with independent thermostat, built in double doored wardrobe with hanging space, built in double doored wardrobe over with hanging space.

Door off entrance hall to:

UNDERGROUND ALLOCATED PARKING SPACE
Secure electric gated allocated parking space No: 7.

OUTGOINGS
MAINTENANCE:- £2,236.84 PER ANNUM

GROUND RENT:- £250 PER ANNUM

LEASE:- 999 YEARS FROM 2004

Little High Street, Shoreham-by-Sea, BN43

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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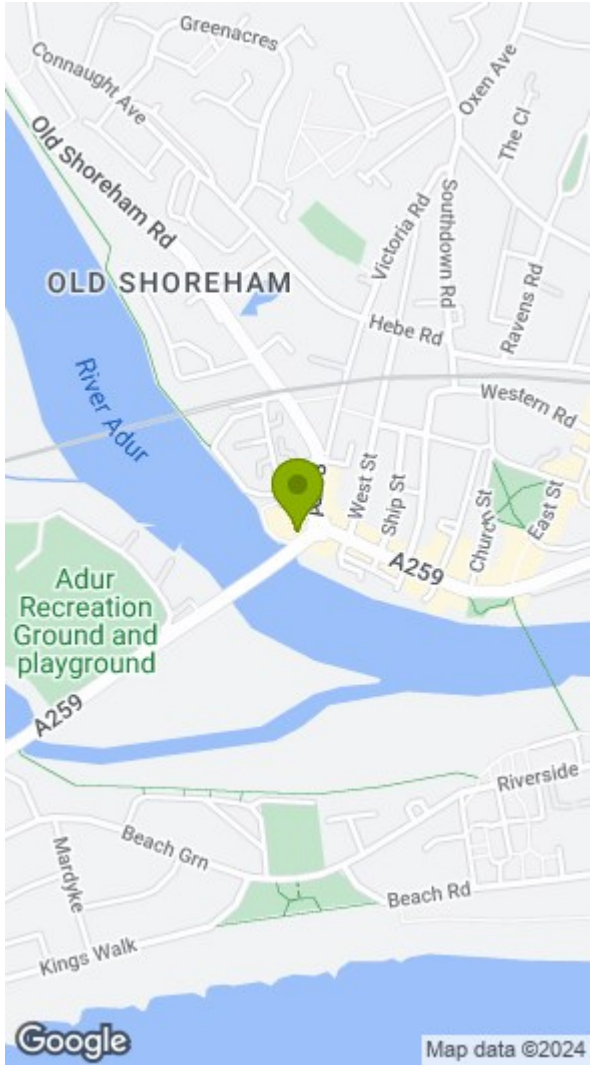

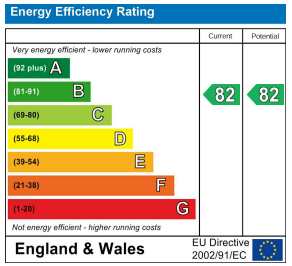

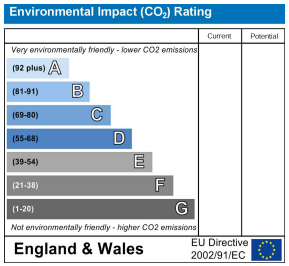

Disclaimer

* 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