



Flat 10 Weavers Court Ropetackle | | Shoreham-By-Sea  
BN14 5EQ

**WB**  
WARWICK BAKER  
ESTATE AGENT

ESTATE AGENT



## Flat 10 Weavers Court Ropetackle | | Shoreham-By-Sea | BN43 5ES

£199,950

\*\*\* £199,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS PURPOSE BUILT ONE BEDROOM APARTMENT IN ROPETACKLE.

LOCATED ON THE RIVER IN THE TOWN CENTRE THE PROPERTY IS AN IDEAL FIRST BUY OR INVESTMENT.

PLEASE CALL TO VIEW - 01273 461144

- ROPETACKLE
- ONE BEDROOM APARTMENT
- PARKING
- 13'11 X 13'6 LIVING ROOM
- TOWN CENTRE LOCATION
- ON THE RIVER ADUR
- CALL NOW TO VIEW
- 01273 461144

## COMMUNAL ENTRANCE

Stairs rising to the Second Floor

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards.

## LIVING ROOM

13'11 13'6 (4.24m 4.11m)

Westerly aspect window with views, door to

## KITCHEN

12'8 x 6'11 (3.86m x 2.11m)

Range of wall and base level units, work surfaces over, inset hob, oven under, extractor over, inset sink unit, space for appliances Velux window, door to eaves storage.

## BEDROOM

14'6 x 13'8 (4.42m x 4.17m)

Westerly aspect window with views.

## BATHROOM

Matching white suite, panel enclosed bath with shower over, low level W.C, pedestal wash hand basin. Velux window.

## LEASEHOLD

MAINTENANCE CHARGES -  
£835.08 APROX PER ANNUM

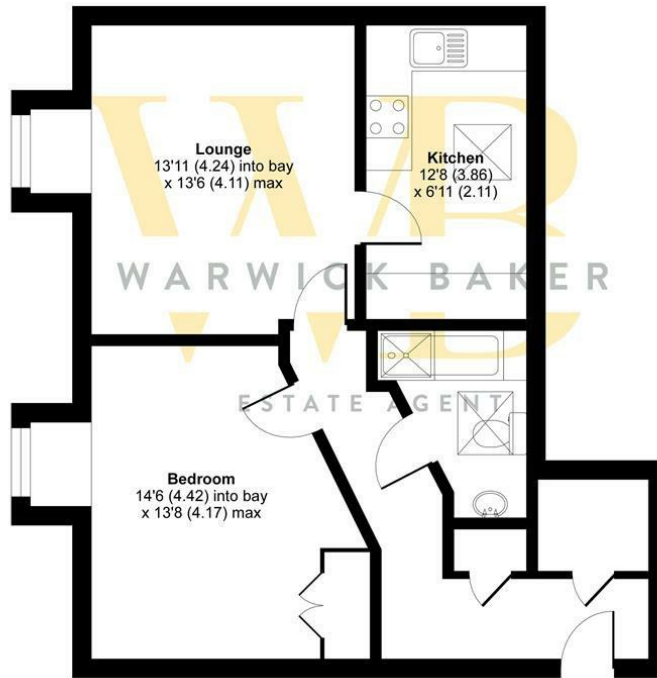
GROUND RENT -

LEASE LENGTH - 83 YEARS



# Weavers Court, Ropetackle, Shoreham-by-Sea, BN43

Approximate Area = 587 sq ft / 54.5 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 718765



## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		82	82				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	