



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

OWN



ESTATE AGENT



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

Offers In Excess Of £290,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED TOP-FLOOR APARTMENT IN ROSSLYN COURT, WITHIN WALKING DISTANCE OF THE MAINLINE RAILWAY STATION AND THE TOWN CENTRE.

THE PROPERTY BENEFITS FROM A SOUTHERLY ASPECT LIVING DINING ROOM WITH PATIO DOOR LEADING OUT TO A PRIVATE BALCONY, MODERN KITCHEN BREAKFAST ROOM WITH VIEWS, TWO DOUBLE BEDROOMS WITH VIEWS OF THE SOUTH DOWNS, MODERN BATHROOM AND A GARAGE EN BLOC.

VENDORS SUITED WITH NO ONGOING CHAIN, PLEASE CALL TO VIEW.

- IMMACULATELY PRESENTED
- TWO DOUBLE BEDROOMS WITH VIEWS OF THE SOUTH DOWNS
- SOUTHERLY ASPECT ENCLOSED BALCONY
- GARAGE EN-BLOC
- PLEASE CALL TO VIEW 01273 461144
- SOUTHERLY ASPECT LIVING / DINING ROOM
- WALKING DISTANCE TO MAINLINE RAILWAY STATION
- MODERN BATHROOM
- VENDORS SUITED WITH NO ONWARD CHAIN

## LEASEHOLD / OUT GOINGS

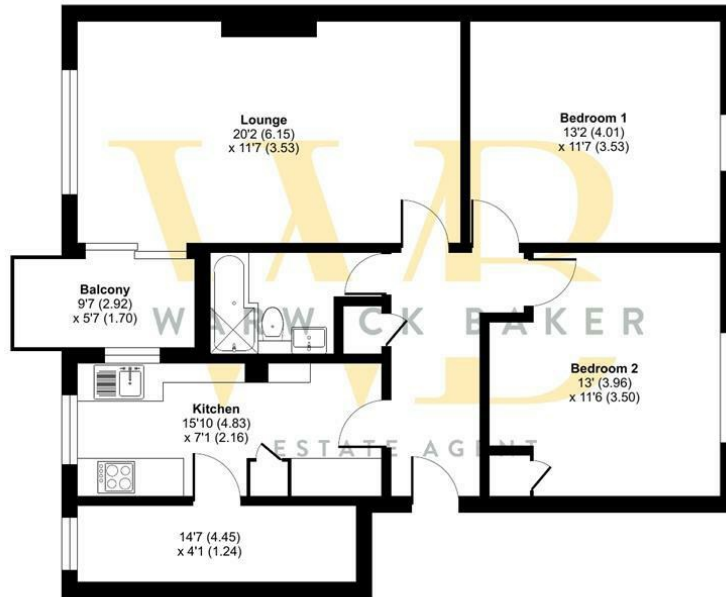
- Ground rent £150 annual (£75 paid every 6 months)
- Maintenance £2,150 annual (£1,075 paid every 6 months)

Lease Term Remaining 938 years

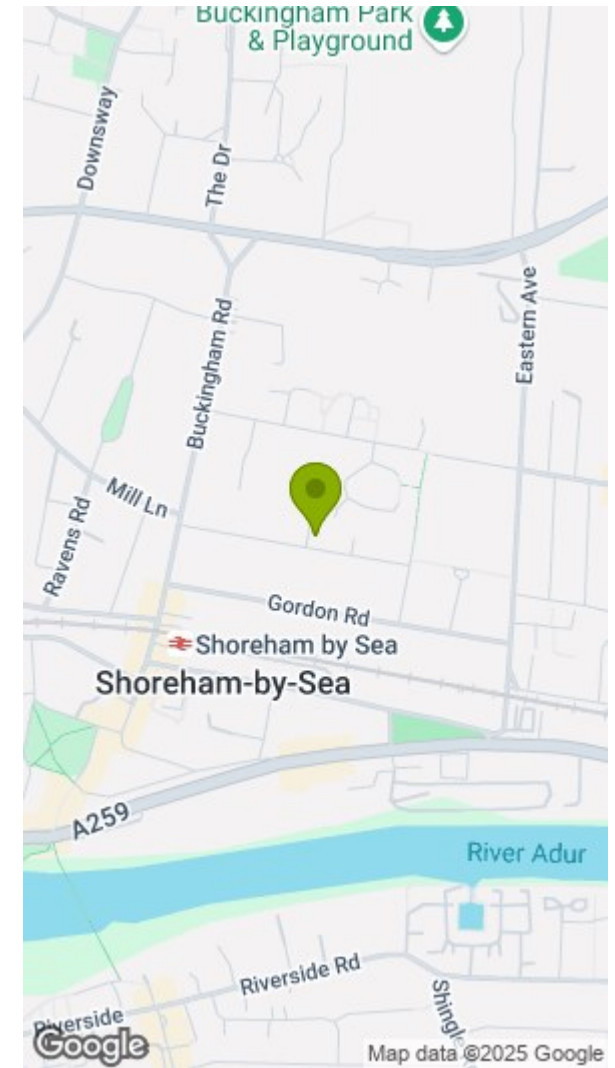


## Rosslyn Road, Shoreham-by-Sea, BN43

Approximate Area = 868 sq ft / 80.6 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). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1204778



### 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			
(54-68) D				(54-68) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	