



38 Marline Court Little High Street | | Shoreham-by-Sea
BN14 5EQ

WB
WARWICK BAKER
ESTATE AGENT



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

£239,999

*** £239,999 ***

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TWO BEDROOM APARTMENT.

LOCATED IN THE POPULAR ROPETACKLE DEVELOPMENT ON THE RIVER ADUR, IN THE TOWN CENTRE, THE PROPERTY BENEFITS FROM TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE, 19'8 X 13'1 OPEN PLAN LIVING / DINING / KITCHEN, WITH PATIO DOORS OUT ONTO A BALCONY.

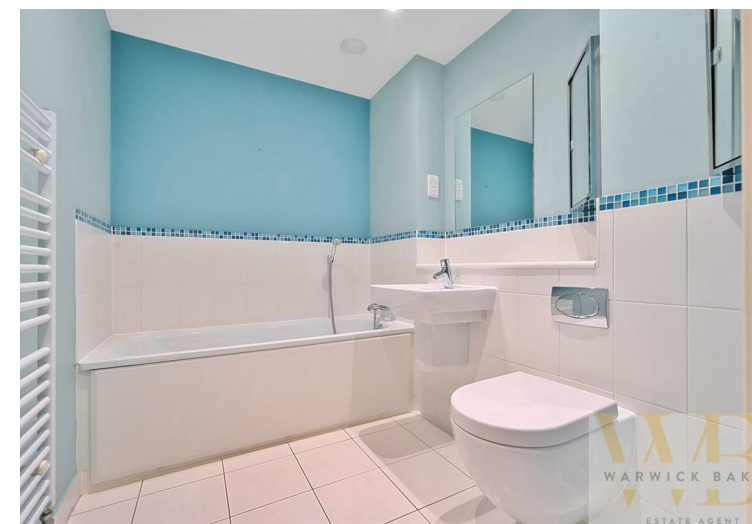
- MARLINE COURT, ROPETACKLE DEVELOPMENT
- 19'8 X 13'1 OPEN PLAN RECEPTION ROOM
- TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE
- IMMACULATELY PRESENTED
- RAISED GROUND FLOOR
- BALCONY
- BASEMENT PARKING
- NO ONWARD CHAIN, VACANT
- PLEASE CALL TO VIEW
- 01273 461144

LEASEHOLD

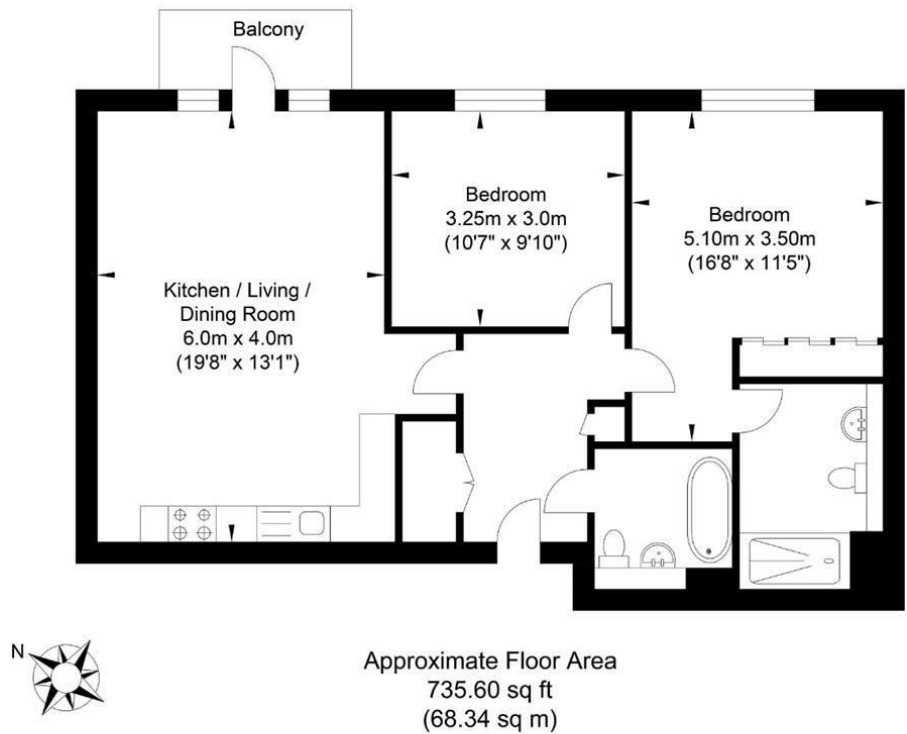
Management block service charge
is £1,557.30 per 6 months payable
January and July 1st

Ground Rent £125.00 per 6 months
payable January and July 1st

Parking space No:38



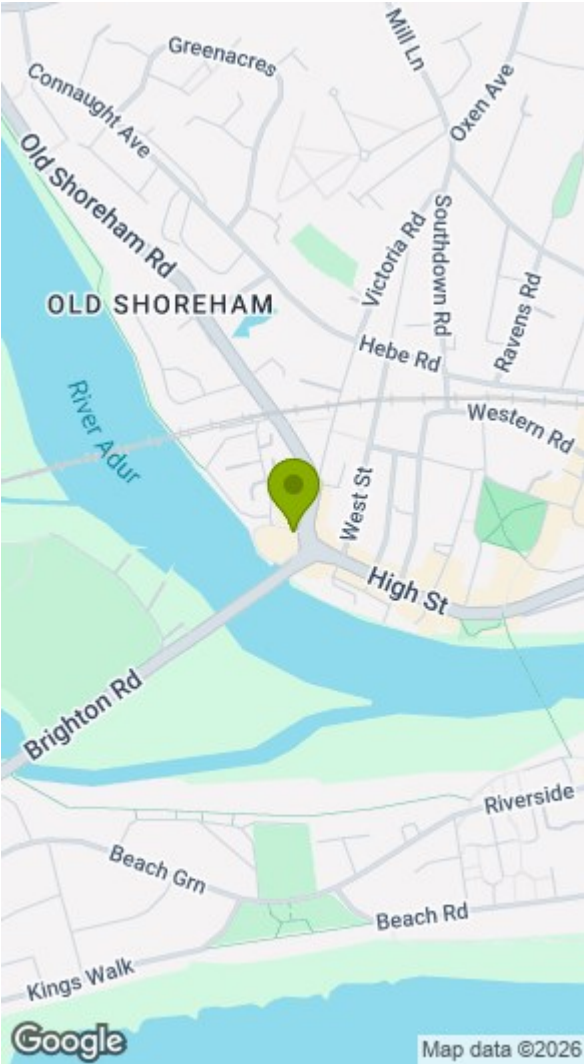
Marline Court, Shoreham-by-Sea



Approximate Gross Internal Area = 68.34 sq m / 735.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	