



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.

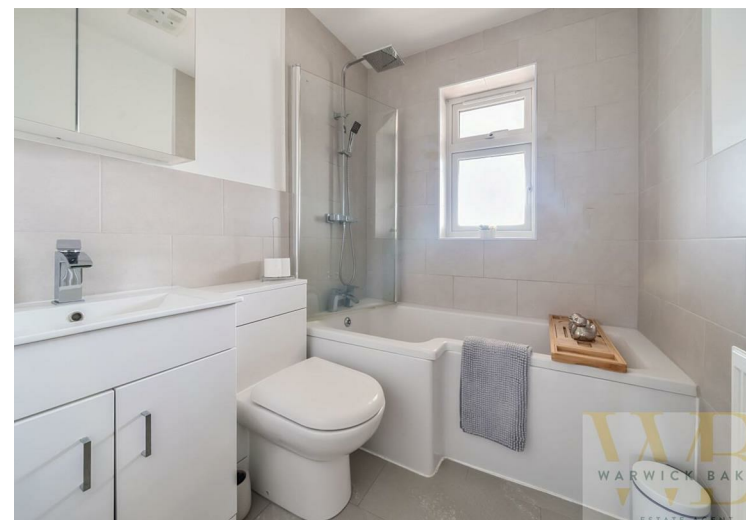
VENDORS SUITED WITH NO ONGOING CHAIN, PLEASE CALL TO VIEW.

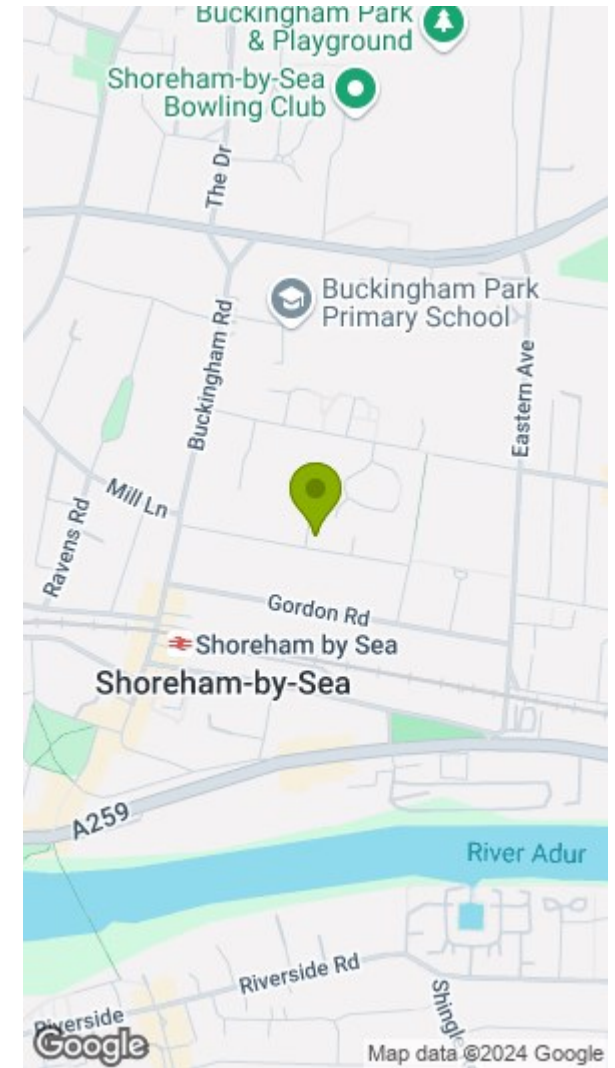
- IMMACULATELY PRESENTED
- TWO DOUBLE BEDROOMS WITH VIEWS OF THE SOUTH DOWNS
- SOUTHERLY ASPECT ENCLOSED BALCONY
- GARAGE EN-BLOC
- PLEASE CALL TO VIEW 01273 461144
- SOUTHERLY ASPECT LIVING / DINING ROOM
- WALKING DISTANCE TO MAINLINE RAILWAY STATION
- MODERN BATHROOM
- VENDORS SUITED WITH NO ONWARD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





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	
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

