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

WARWICK BAKER
ESTATE AGENT

35 Rossyln 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.

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

LEASEHOLD / OUT GOINGS

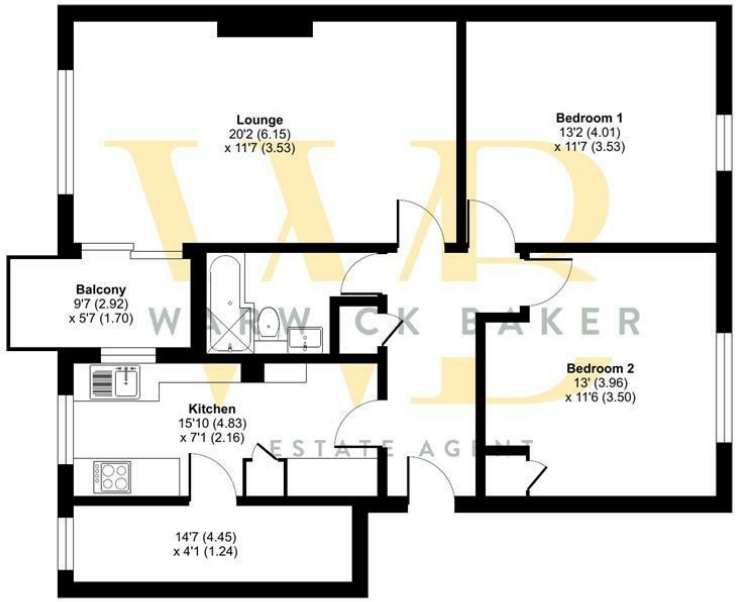
- Ground rent £150 annual (£75 paid every 6 months)
- Maintenance £2,150 annual (£1,075 paid every 6 months)

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

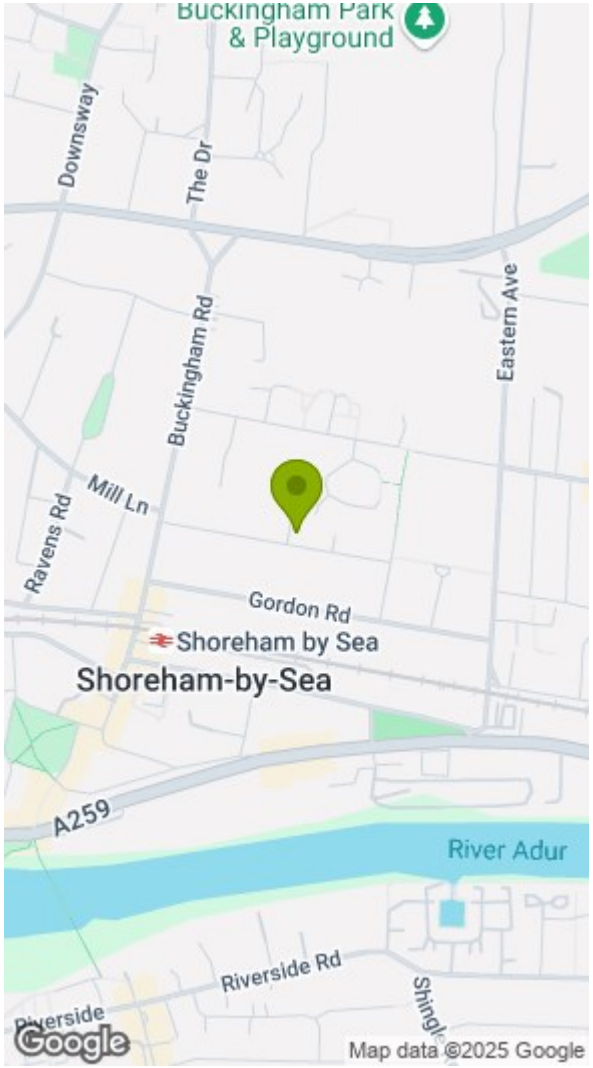


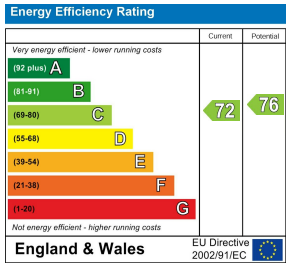
SECOND FLOOR

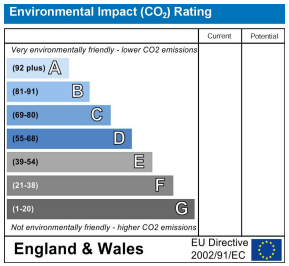
WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer

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