



Rosslyn Court, Rosslyn Road | Shoreham by Sea | BN43 6WN

£280,000





We are delighted to offer for sale this spacious first floor balcony flat situated within this popular residential location being within a short walk of Shoreham town centre and railway station.



Key Features

- Garage In Compound
- Walking Distance To Shoreham Town Centre And Station
- Separate Storage Room
- Spacious Double Aspect Kitchen
- South Facing Lounge
- Remainder Of 999 Year Lease
- South Facing Balcony
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to: -

FIRST FLOOR LANDING Private front door leading into:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, wall mounted heating control panel, coving, loft hatch access, wall mounted cupboard housing electric meter, storage cupboard with slatted shelving and further cupboard over.

SPACIOUS LOUNGE South aspect with pleasant views overlooking communal gardens. Comprising laminate flooring, pvcu double glazed windows with fitted blinds, two radiators, fireplace having an integrated coal effect gas fire, coving, pvcu double glazed door leading out to balcony

SPACIOUS DOUBLE ASPECT KITCHEN South and West aspect with pleasant views overlooking the communal gardens. Comprising two pvcu double glazed windows with fitted blinds, two pvcu double glazed windows, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, tiled splashbacks, inset single drainer sink unit with mixer tap, radiator, coving, space for oven/cooker, space for fridge/freezer, cupboard with slatted shelving housing gas meter, door to:-

SEPARATE STORAGE ROOM Comprising wall mounted Vaillant combination boiler, coving, door leading to entrance, wall mounted storage cupboard, benefitting from power and lighting.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, fitted mirrored wardrobe with hanging rail and shelving.

MODERN SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window with fitted blind, hand wash basin with vanity unit below, contemporary low flush wc, shower cubicle being fully tiled having an integrated shower, wall mounted heated towel rail, fully tiled walls, tiled flooring, coving.

EXTERNAL

SOUTH FACING BALCONY Offering pleasant views over the communal gardens.

GARAGE In nearby compound having an up and over door

TENURE

LEASE: 999 years from 29 Sept 1963 - 938 years remaining

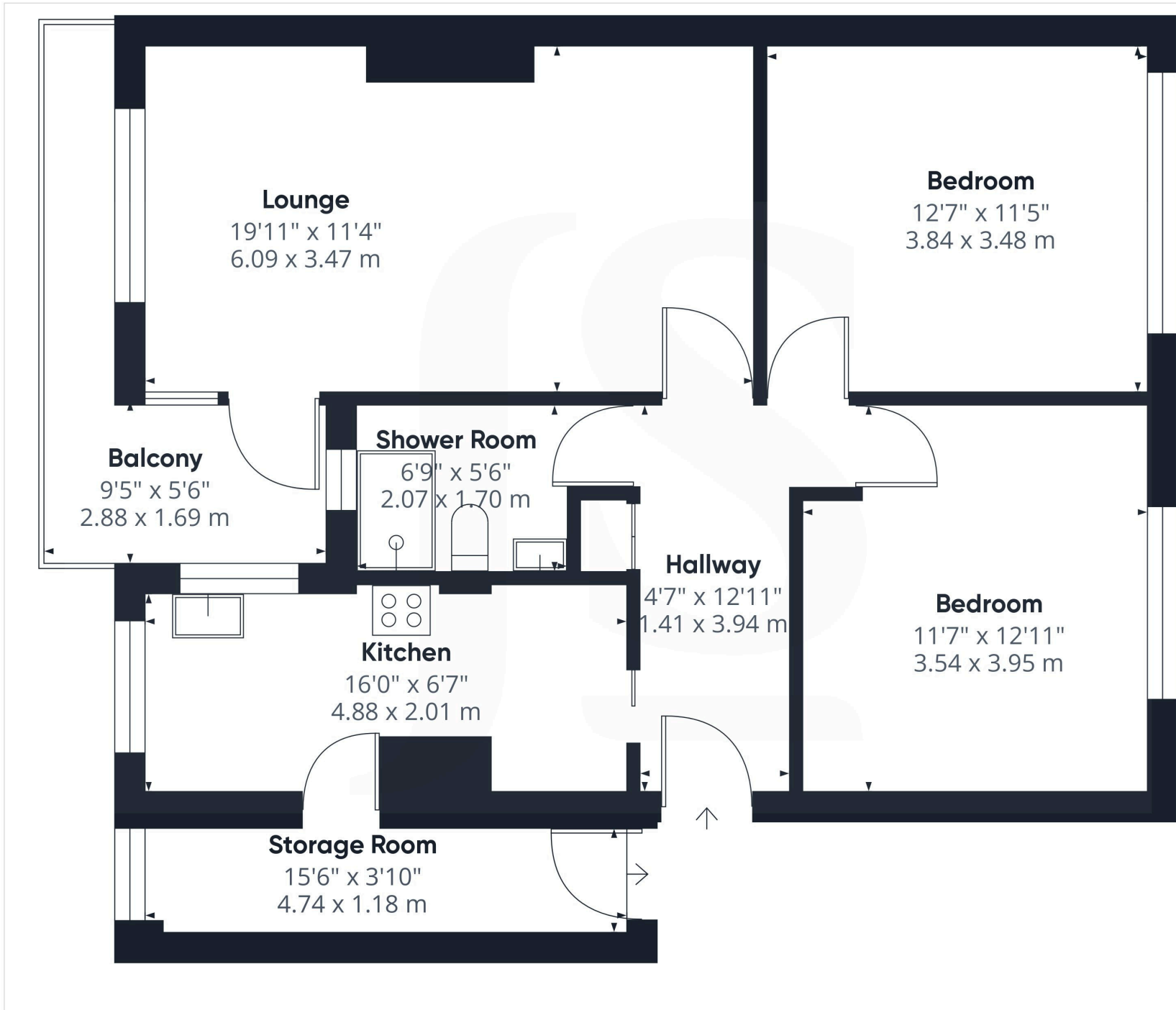
MAINTENANCE: £2150 per annum

GROUND RENT: £10.00 per annum

LOCATION

Ideally situated close to the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.





Approximate total area⁽¹⁾
814.44 ft²
75.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 786 sqft

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

