



Marline Court, Little High Street | Shoreham by Sea | BN43 5EQ

Offers Over £375,000



We are delighted to offer for sale this spacious two double bedroom third floor apartment with a balcony and roof terrace overlooking the River Adur and Shoreham Town.



Property details: Marline Court, Little High Street | Shoreham by Sea | BN43 5EQ

Key Features

- No Onward Chain
- Two Double Bedrooms
- River Adur Views
- Private Balcony and Large Private Roof Terrace
- Secure Spacious Underground Allocated Parking Space
- Passenger Lift
- Communal Gardens
- Short Walk To Mainline Train Station
- Gas Central Heating
- Walking Distance To Shoreham Town Centre



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Communal front door with secure entry system through to:-

COMMUNAL ENTRANCE HALL: Stairs and passenger lift up to third floor landing, private front door through to:-

ENTRANCE HALL Comprising door entryphone system, spotlights. Cupboard housing new Ideal Atlantic boiler, lighting and shelving. Utility cupboard with light, having provision for washing machine, tiled flooring and shelving. Further storage cupboard with lighting, shelving and laminate flooring.

BATHROOM Comprising panel enclosed bath with chrome mixer taps and shower attachment, wall mounted basin with chrome mixer tap, low flush wc, heated towel rail, tiled effect vinyl flooring, part tiled walls, spotlights, extractor fan.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with distant views towards to the South Downs, radiator, contemporary light fitting, laminate flooring.

DUAL ASPECT OPEN PLAN KITCHEN/LIVING ROOM North and East aspect.

Lounge Area: Comprising pvcu double glazed windows and single door to Balcony, further pvcu door to additional Balcony/Roof Terrace, contemporary light fittings, spotlights, radiator.

Kitchen Area: Comprising roll edge laminate work surfaces, matching base and eye level cupboards, one and a half bowl stainless steel sink with mixer tap, integrated appliances include Blomberg dishwasher, Bosch electric fan oven, Bosch gas hob and Bosch extractor fan. Space for fridge/freezer. Spotlights, extractor fan.

BEDROOM ONE North aspect benefitting from distant views of the South Downs. Comprising aluminium framed double glazed doors and windows leading out onto balcony/roof terrace, radiator, decorative lights, fitted corner wardrobes benefitting from hanging rail and shelving, carpeted flooring, door to:-

ENSUITE SHOWER ROOM Comprising enclosed shower cubicle with integrated shower, low flush wc, wall mounted hand wash basin with mixer tap, heated towel rail, spotlights, part tiled walls, extractor fan.

EXTERNAL

BALCONY Having panoramic views over the River Adur and distant downland views, also distant views over Shoreham town. Decked flooring with artificial lawn and wooden balustrade.

PRIVATE ROOF TERRACE North aspect benefitting for distant views towards the South Downs and roof top view over Shoreham Town. - Decked flooring with artifical lawn, having aluminium and glass balustrade.

SPACIOUS SECURE UNDERGROUND PARKING SPACE Benefitting from easy access and having no other parking spaces surrounding.

COMMUNAL GARDENS

TENURE

Leasehold

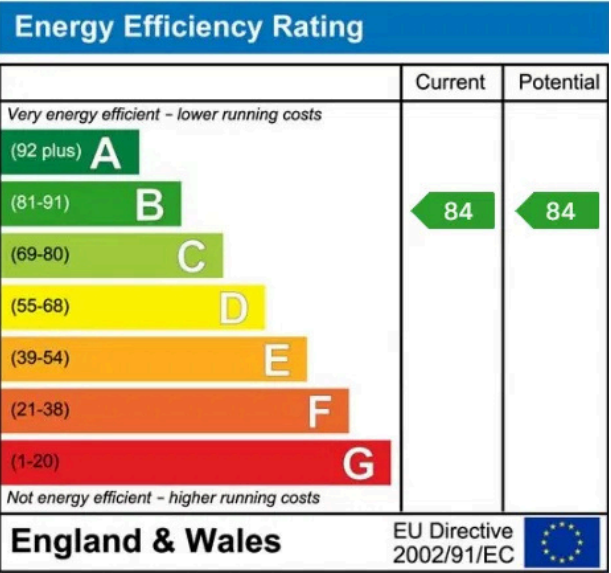
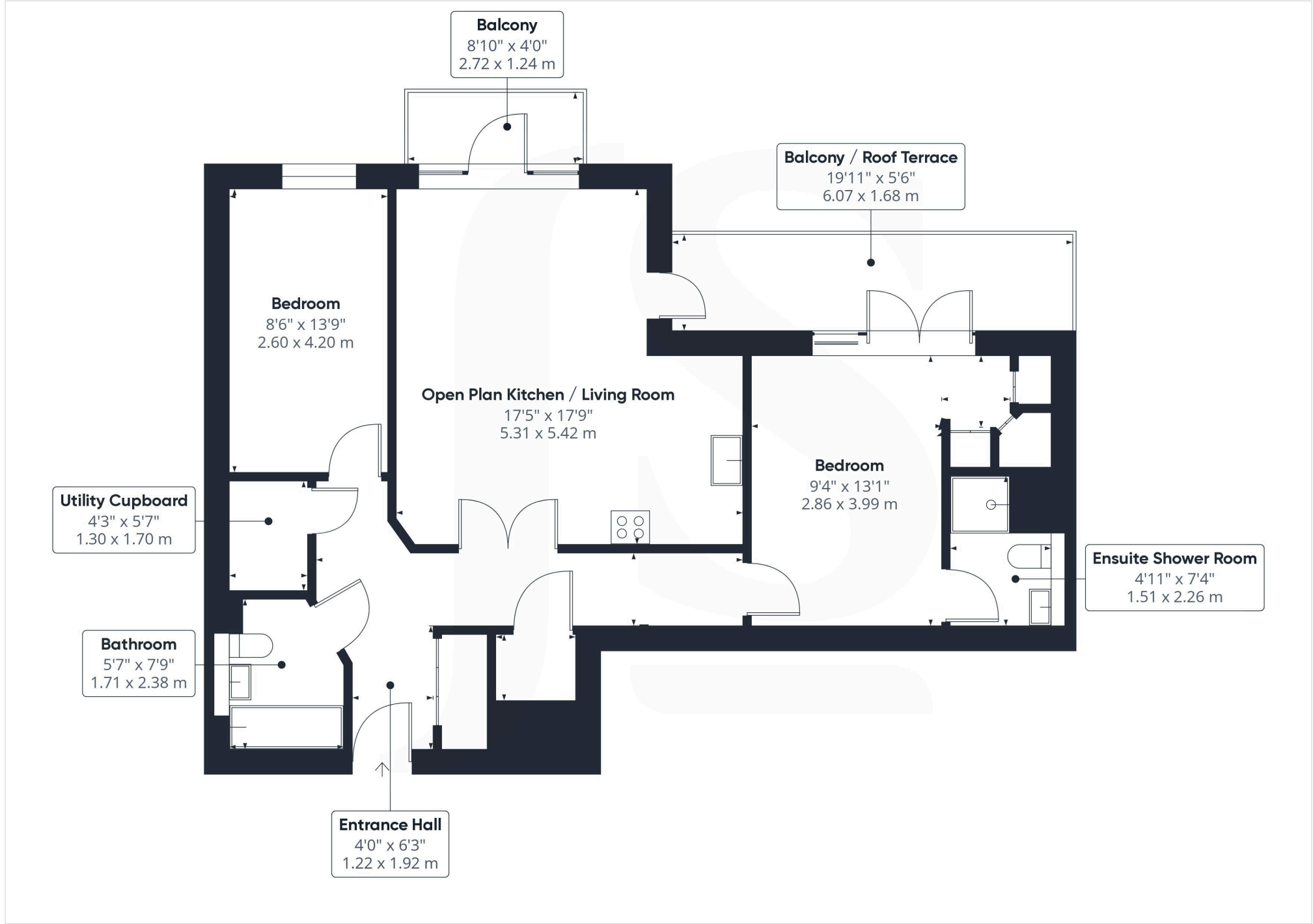
Lease: Approximately 970 years remaining
Maintenance: £3060 per annum
Ground Rent: £250 per annum

LOCATION

Situated in the heart of Shoreham town centre, being minutes from the health centre, library, and mainline railway station. Various restaurants and cafes can be found in the High Street, whilst Shoreham Beach is only a short walk over the footbridge.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 850 sqft

Tenure: Leasehold

Council tax band: D

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.