

Hyman  
Estate & Letting



Hill  
Agent



6 Bowline Point, Ropetackle, Shoreham by Sea, BN43 5ED



## 6 Bowline Point, Ropetackle, Shoreham-by-Sea, BN43 5ED

Offers in excess £500,000



Beautiful THREE BEDROOM flat having balcony offering river views in a highly popular location



A beautifully presented and large THREE BEDROOM first floor flat located in the highly popular Ropetackle development and benefiting from River Adur views.

Accessed to the first floor via PASSENGER LIFT and stairs this property benefits from a large lounge dining room with recently refitted flooring, kitchen fitted in 2023 with fully integrated Bosch appliances and balcony having river views. There are three good sized bedrooms with the master benefiting from an en suite and walk in wardrobe, good sized family bathroom and cupboard with plumbing for washing machine.

The outside comprises an allocated parking space, bin store and communal gardens.

Viewing is an absolute must to fully appreciate this large flat and is an ideal purchase for types of buyers.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

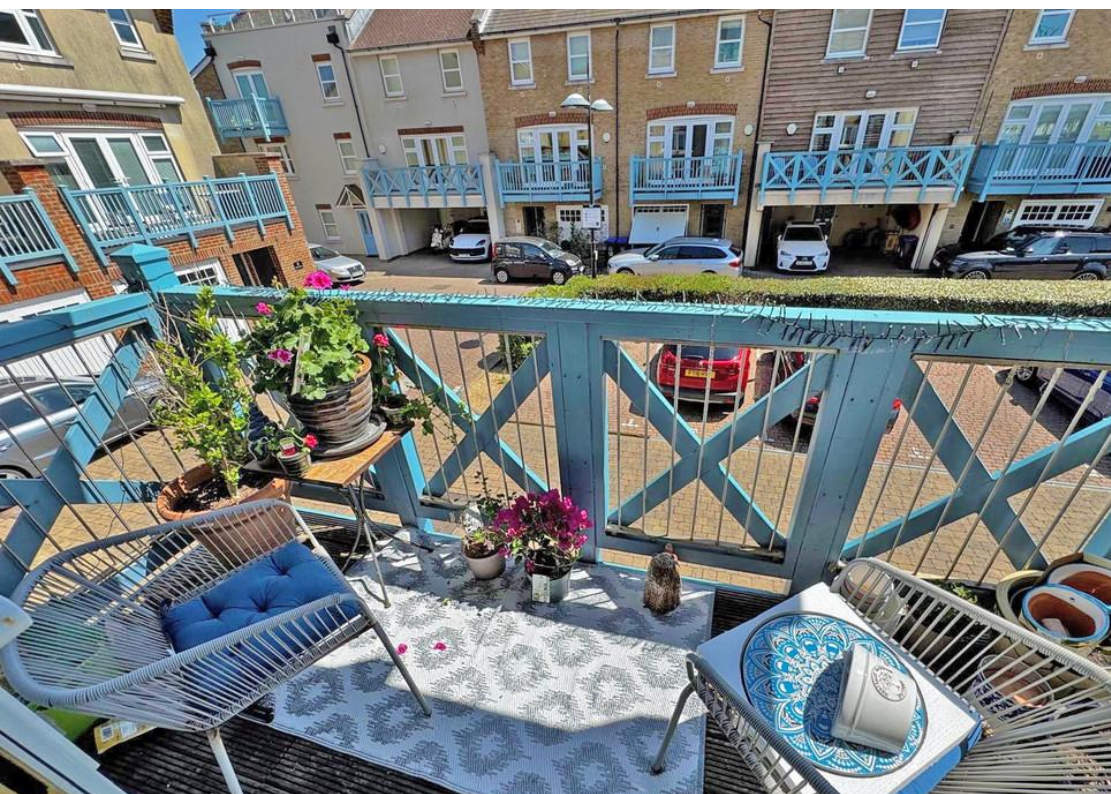
There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- |                            |                              |
|----------------------------|------------------------------|
| • First floor flat         | • Recently installed kitchen |
| • Three bedrooms           | • Lift                       |
| • Bathroom plus en suite   | • Allocated parking space    |
| • Large lounge dining room | • Balcony with river views   |





















## FLOORPLAN



Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** D - £2,420.25 per annum (2025/2026)

**Tenure:** Leasehold

**Local Authority:** Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)