



Weavers Court | Ropetackle | Shoreham-by-Sea | West Sussex | BN43 5ES
Offers Over **£190,000**





We are delighted to offer for sale this well presented second floor one double bedroom apartment positioned in the popular Ropetackle development also having parking available.



Key features:

- Second Floor Apartment
- No Ongoing Chain
- One Double Bedroom
- Spacious Lounge
- Fitted Kitchen & Bathroom
- Pvcu Double Glazing & Gas Central Heating Throughout
- Parking Available
- Long Lease (108 years)
- Popular Ropetackle Development
- Inspection Is A Must

 1 Bedroom

 1 Bathroom

 1 Living Room

Situated in the heart of Shoreham town centre offering a range of cafes, restaurants, shops and local amenities such as the health centre, library. Shoreham mainline train station is within close proximity giving access to Brighton, Worthing and London. As well as the 700 and Brighton and Hove bus service connecting you to Worthing, Steyning, Hove and Brighton. The property benefits from having direct views over the River Adur whilst Shoreham Beach is only a short walk over the footbridge.

Communal front door with security entryphone system:-

Stairs to:-

SECOND FLOOR LANDING Private front door opening into:-

SPACIOUS ENTRANCE HALL 14' 2" x 3' 11" (4.32m x 1.19m) at maximum measurements. Comprising carpeted flooring, single radiator, wall mounted security entryphone system, fitted storage cupboard housing wall mounted electric fuseboard and meter and separate lighting, second fitted storage cupboard with slatted shelving and wall mounted heater also with separate lighting, smoke detector, single ceiling light fitting, loft hatch access.

MASTER BEDROOM 13' 7" x 11' 6" (4.14m x 3.51m) - to back of fitted wardrobe. West aspect. Comprising carpeted flooring, single radiator, pvcu double glazed window, various power points, television point, telephone point, single ceiling light fitting, fitted wardrobe with hanging rail and shelving above.

SPACIOUS LOUNGE 13' 6" x 13' 10" (4.11m x 4.22m) into bay. West aspect. Comprising of carpeted flooring, various power points, single radiator, pvcu double glazed window, single ceiling light fitting, telephone points, television point, door through to:-

FITTED KITCHEN 12' 8" x 6' 11" (3.86m x 2.11m) East aspect. Comprising vinyl flooring, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated Hotpoint oven with four ring electric hob above and extractor fan over, tiled splashbacks, single ceiling light fitting, wall mounted recently fitted Worcester Bosch combination boiler, East aspect skylight, single radiator, access into eaves storage, space for freestanding fridge/freezer, space and provision for washing machine.

FITTED BATHROOM 9' 1" x 6' 4" (2.77m x 1.93m) at maximum measurements. East aspect. Comprising of vinyl flooring, panel enclosed bath with mixer tap and shower attachment, wall mounted power shower fully tiled bath area, low flush wc, pedestal hand wash basin, wall mounted mirror, wall mounted electric light fitting and shaving point, ladder style heated towel rail, part tiled walls, East aspect skylight, extractor fan.

TENURE

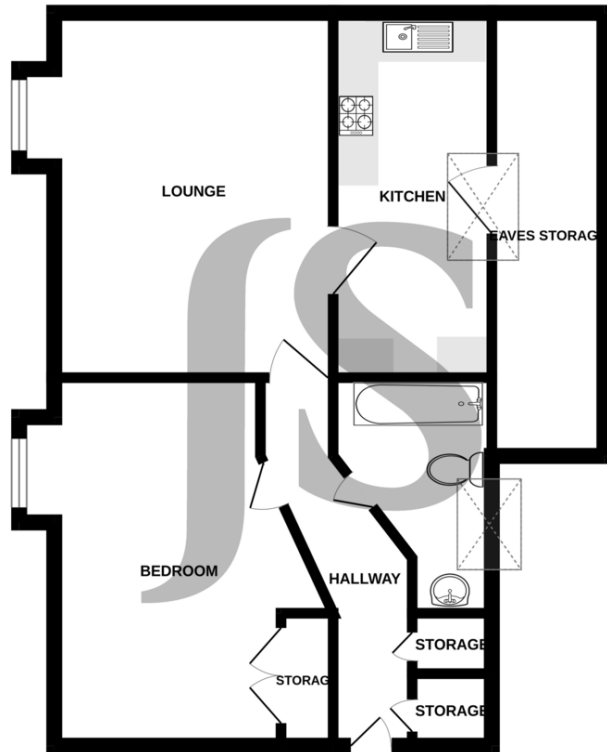
LEASE: Approximately 108 year remaining

MAINTENANCE & GROUND RENT: Approximately £1262.76 per annum



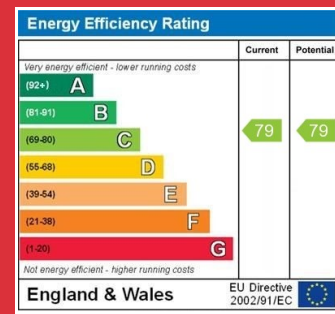
To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Property Details:

Floor Area: 538 sq ft (50 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B