



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

Offers Over £260,000





We are delighted to offer for sale this two double bedroom ground floor balcony apartment, perfectly positioned within walking distance of Shoreham town centre.



Key Features

- Ground Floor Flat
- Private Balcony
- Two Double Bedrooms
- Garage
- Gas Central Heating
- Pvcu Double Glazed Windows
- Fitted Bathroom
- Long Lease
- Walking Distance To Shoreham Town Centre
- Inspection Is A Must



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Private front door leading into:

SPACIOUS HALLWAY: - 14' x 7' 01" narrowing to 4' 10" (4.27m x 2.16m) Comprising exposed wood flooring, single radiator, wall mounted heating control panel, wall mounted cupboard housing electric meter, single light fitting, power point, cupboard housing factory lagged water cylinder with slatted shelving below.

DOUBLE ASPECT GALLEY KITCHEN: - 15' 09" x 7' (4.8m x 2.13m) South and East Aspect, comprising PVCU double glazed South and East aspect windows, carpeted floor, single radiator, various power points, part tiled walls, range of matching eye and base level units with a roll edge worktop over. Inset four ring electric hob with extractor fan over, integrated double oven, space for free standing fridge freezer, space and provision for washing machine, space and provision for slim line dishwasher, inset single sink unit with single drainer and mixer tap, fitted storage cupboard with slatted shelving also enclosing gas meter.

SOUTH FACING BATHROOM: - 8' 11" x 5' 07" (2.72m x 1.7m) Comprising PCVU double glazed obscure glass South aspect window, vinyl flooring, heated towel rail, panel enclosed bath with hot and cold tap, low flush WC, pedestal hand wash basin with vanity unit below, wall mounted cupboard, single light fitting, fully tiled walls.

BEDROOM 2: - 13' x 10' (3.96m x 3.05m) North aspect, comprising carpeted floor, PVCU double glazed North aspect window, various power points, single radiator, two fitted wardrobes with sliding doors benefiting from various hanging rails and shelving units for storage. Single pendant light fitting.

MASTER BEDROOM: - 12' 09" x 11' 02" (3.89m x 3.4m) North aspect, comprising carpeted floor, PVCU North aspect double glazed window, single light fitting, various power points, single radiator, cupboard housing wall mounted Potterton boiler system also having hanging rail for storage.

DOUBLE ASPECT LOUNGE: - 20' 02" x 11' 02" (6.15m x 3.4m) South and West aspect, comprising wooden flooring, feature fireplace, four wall mounted light fittings, various power points, two radiators, television point, PVCU double glazed door opening onto private enclosed balcony benefiting from South aspect.

EXTERNAL

GARAGE In nearby compound

TENURE

Leasehold

Lease: 999 years from 29.9.1963 - 938 years remaining

Maintenance: £2150 per annum

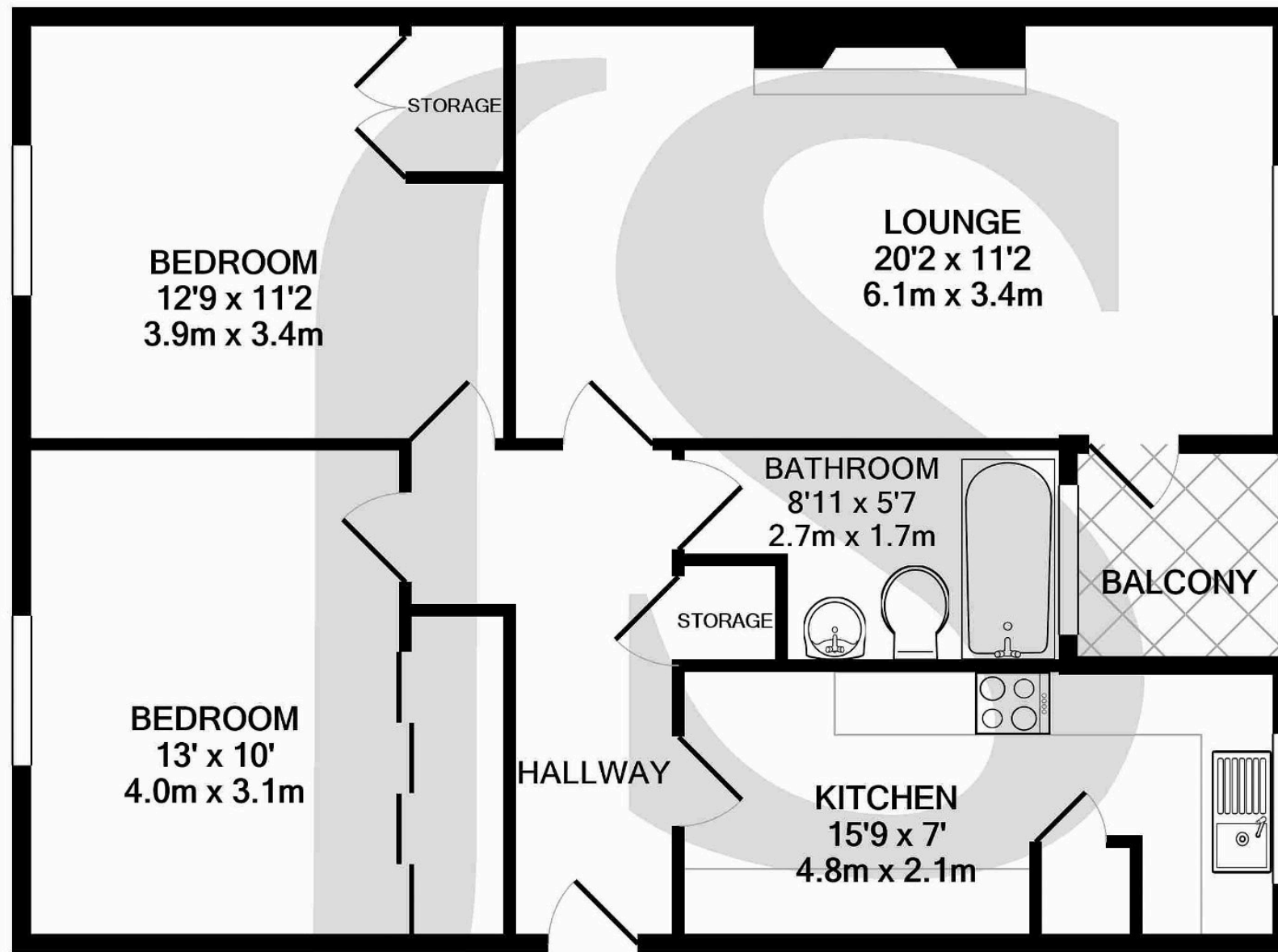
Ground rent: £10 per annum

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



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



TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(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: 721sqft

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.