



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

£300,000



We are delighted to offer for sale this spacious two double bedroom ground floor flat benefitting from private balcony and garage in nearby compound.



Property details: Rosslyn Court, Rosslyn Road | Shoreham by Sea | BN43 6WN

Key Features

- Two Double Bedrooms
- Ground Floor Flat
- Spacious Dual Aspect Kitchen With Breakfast Bar
- West Facing Main Bedroom
- Feature Private Balcony
- Garage In Nearby Compound
- Central Shoreham Location
- Modern Fitted Bathroom
- Gas Central Heating
- Double Glazed Throughout



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Obscured glass double glazed composite private front door through to:-

SPACIOUS ENTRANCE HALL Comprising carpeted flooring, radiator, single light fitting, fitted storage cupboard with hanging rail.

DOUBLE ASPECT KITCHEN East and North aspect. Comprising pvcu double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob with extractor fan over, integrated eye level double oven, inset single drainer stainless steel sink unit with mixer tap, space and provision for fridge/freezer, dishwasher and washing machine. Breakfast bar with seating for two, built in pantry with shelving. Single light fitting with directable spotlights.

OPEN PLAN LOUNGE/DINER East and South aspect. Comprising pvcu double glazed window, radiator, coving, single light fitting, feature fireplace. Pvcu double glazed doors out to :-

PRIVATE BALCONY Being wall and glass balustrade enclosed.

MODERN FITTED BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower over benefitting from fully tiled walls, hand wash basin with contemporary mixer tap and vanity unit below, tiled splashbacks, low flush wc, wall mounted ladder style heated towel rail, single light fitting, vinyl flooring.

BEDROOM ONE West aspect with pleasant views over communal gardens. Comprising pvcu double glazed window, laminate flooring, single light fitting, radiator, built in cupboard with wall mounted Ideal combination boiler.

BEDROOM TWO West aspect with pleasant views over communal gardens. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator.

EXTERNAL

GARAGE In nearby compound. Having up and over door.

COMMUNAL GARDENS

RESIDENTS PARKING On a first come first serve basis

TENURE

Leasehold

LEASE: 999 Years from 29 September 1963- Approximately 937 years remaining

MAINTENANCE: Approximately £2140 Per annum

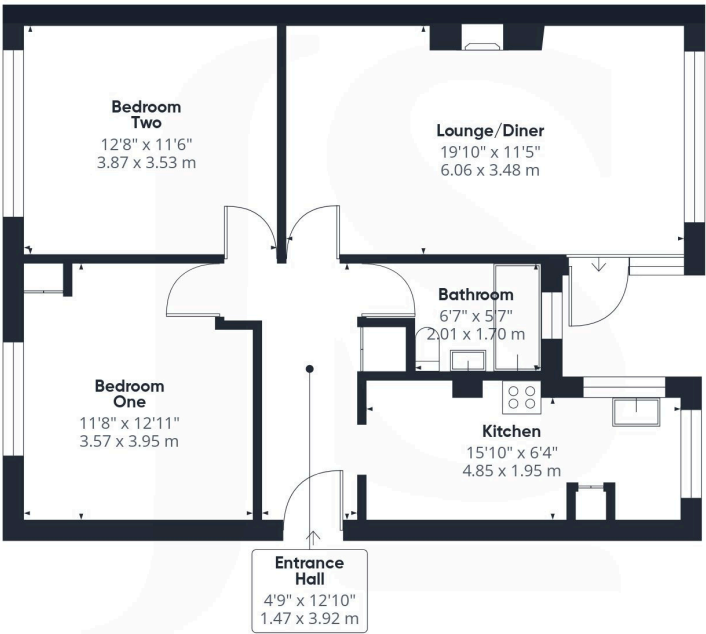
GROUND RENT: Approximately £10.00 Per annum

LOCATION

Conveniently situated just off Rosslyn Road, on level ground and within five to ten minutes walking distance of the centre of Shoreham with its mainline railway station, health centre, library and comprehensive shopping facilities. There is a footbridge from the centre of Shoreham over the River Adur to Shoreham Beach



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



Ground Floor Building 1



Ground Floor Building 2

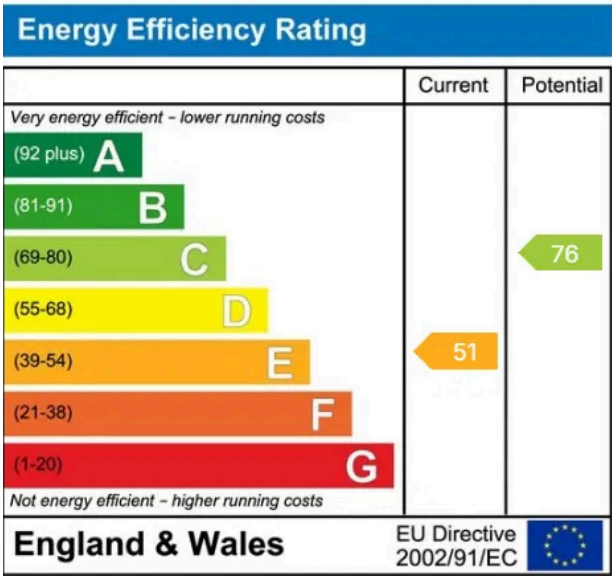


Approximate total area⁽¹⁾
889 ft²
82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by floorplan): 748 sqft
(excluding garage)
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.