



**Rosslyn Court, Shoreham by Sea, BN43 6WN**  
Offers Over £260,000

# Rosslyn Court, Shoreham by Sea, BN43 6WN

## The Property & Area

LOOKING FOR A GREAT-SIZED GROUND FLOOR FLAT IN THE CHARMING TOWN OF SHOREHAM-BY-SEA? LOOK NO FURTHER, AS WE PRESENT TO YOU A LOVELY PROPERTY IN ROSSLYN COURT.

Situated on the ground floor, this flat offers spacious living accommodation with its 2 double bedrooms, perfect for those seeking extra space. The large lounge diner creates a warm and inviting atmosphere, making it ideal for entertaining guests or relaxing after a long day.

One of the standout features of this property is the South facing ground floor balcony terrace, where you can enjoy a morning coffee or unwind with a good book while taking in the fresh air. It's the perfect spot to soak up the sunshine and enjoy some quiet time.

The fitted kitchen and bathroom are both well-maintained, ensuring convenience and comfort. The property also benefits from gas-fired central heating and double glazing, providing warmth and insulation.

In addition to the balcony terrace, this flat comes with a garage in the compound and a communal parking area, making it easy for you and your guests to park.

While the flat is move-in ready, it would benefit from some updating throughout, giving you the opportunity to add your personal touch and truly make it your own.

Location is a key highlight of this property, with the town centre and mainline railway station just a short walk away. This makes commuting or enjoying the amenities of Shoreham town centre a breeze. Whether you want to explore the local shops, restaurants, or take a stroll along the river or over to Shoreham beach, everything is within easy reach.

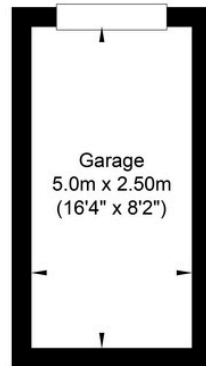
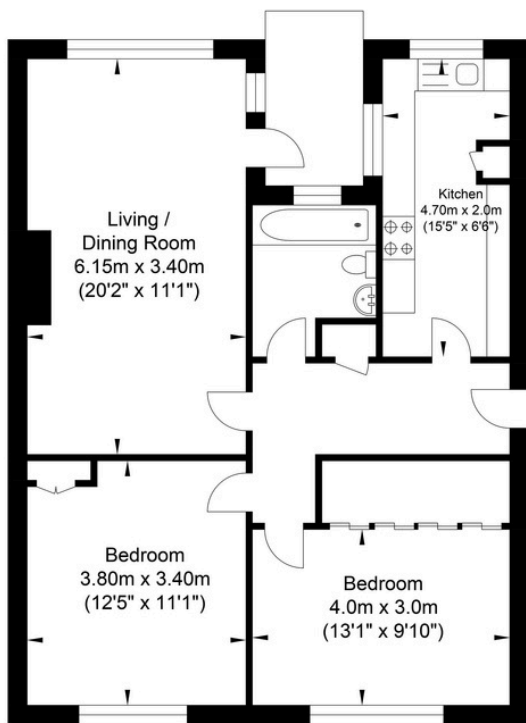
One of the added advantages of this property is that it comes with no onward chain, allowing for a smooth and hassle-free buying process. You can move in at your convenience without any delays or complications.

Don't miss out on this fantastic opportunity to own a spacious ground floor flat with great potential. Contact us today to arrange a viewing and secure your dream apartment in Rosslyn Court, Shoreham-By-Sea.

Contact us today to arrange a viewing! 01273 661577  
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# Rosslyn Court, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
759.39 sq ft  
(70.55 sq m)

Garage  
Approximate Floor Area  
134.54 sq ft  
(12.50 sq m)

Approximate Gross Internal Area = 83.05 sq m / 893.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure - Leasehold  
Lease Length - 939 yrs remaining  
as of September 2024  
Council Tax: B  
Maintenance Charge - £2,150.00  
Ground Rent - £10

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 C
39-54	E		
21-38	F		
1-20	G		



# Oakley

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Property Video

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your own property



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