

**Flat 38, Marline Court, Shoreham-By-Sea, West Sussex, BN43 5EQ**  
Guide Price £280,000 - £300,000



# Flat 38, Marline Court, Ropetackle

## The Property & Area

Welcome to Ropetackle, one of Shoreham's premier developments.

Introducing this remarkable raised ground floor apartment, located in the popular Ropetackle Development in Shoreham-By-Sea.

Boasting side on river views and an array of desirable features, this property offers a fantastic opportunity for those seeking a town centre lifestyle.

The open-plan living area provides an ideal space for relaxation and entertainment. With a two spacious bedrooms, you'll have ample space for storage.

The main bedroom benefits from an en-suite bathroom, allowing for privacy and convenience. The second bedroom is equally generous in size and can easily accommodate guests or be used as a home office. One of the highlights of this apartment is its balcony, offering stunning 'side on' river views.

One of the highlights of this apartment is its balcony, offering stunning 'side on' river views. Marline Court also offers secured underground parking, providing peace of mind for residents with vehicles. No more worries about finding a parking spot after a long day at work or returning from a weekend getaway.

Not only does this apartment offer luxurious and comfortable living, but its location is also truly unbeatable. Situated in the heart of town, you'll have easy access to a wealth of amenities, including shops, restaurants, and leisure facilities. The proximity to the River Adur, Shoreham Beach and the mainline train station is simply unbeatable, providing the opportunity to explore the stunning coastline or venture further afield.

Additionally, this property is being sold with No onward chain, making the purchasing process smoother.

### Material Information:

Tenure: Leasehold

Lease: 999 years from 1 January 2004

Service Charge: £1523.10 per 6 months (Last payable 1st July - 31st December 2024)

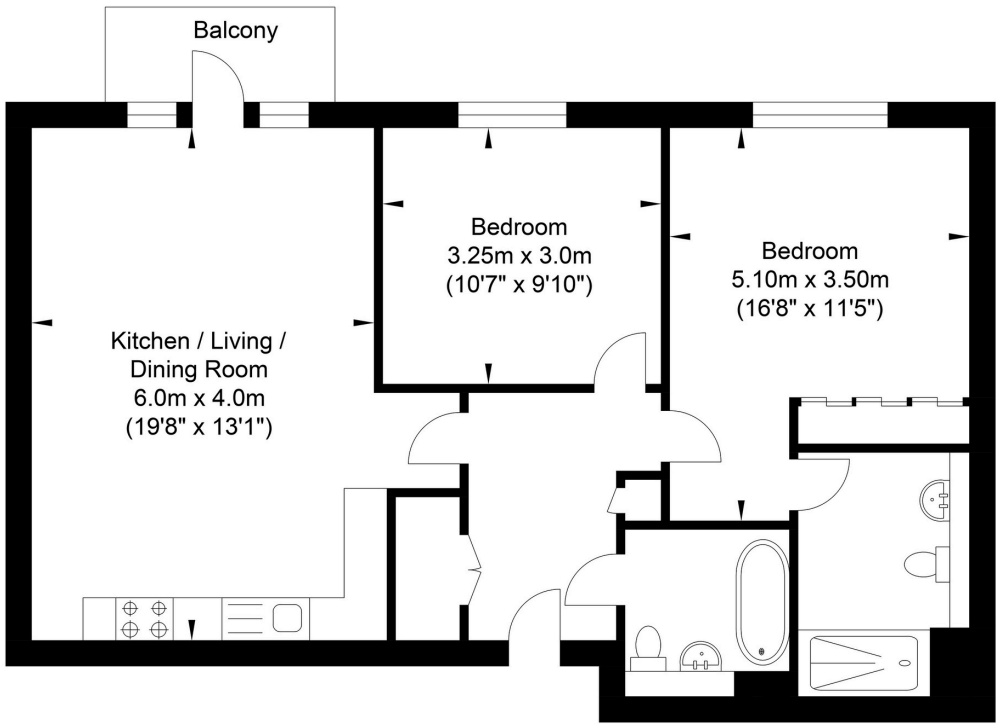
Ground Rent - £125 per 6 Months

Council Tax: D





Marline Court, Shoreham-by-Sea



Approximate Floor Area  
735.60 sq ft  
(68.34 sq m)

Approximate Gross Internal Area = 68.34 sq m / 735.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

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



Please note:  
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