



Linemans View, Broad Reach Mews, Shoreham by Sea, West Sussex, BN43 5EH
Offers Over £450,000

Linemans View, Shoreham by Sea, West Sussex, BN43 5EH

The Property & Area

Located within the highly desirable Ropetackle Development in Shoreham, this exceptional two-bedroom first-floor apartment offers a fantastic opportunity for those seeking a contemporary riverside lifestyle. This property is presented in good order throughout, ready for its new owners to move straight in.

The heart of this home is undoubtedly the spacious open-plan lounge, kitchen, and diner. This versatile area is perfect for both everyday living and entertaining, providing a seamless flow between cooking, dining, and relaxation. Large south facing windows ensure the space is bathed in natural light, creating an inviting and airy atmosphere.

One of the standout features of this apartment is its impressive south-facing balcony, directly accessible from the main living area. This private outdoor space offers breath taking, uninterrupted views of the river, providing an idyllic setting for morning coffee, al fresco dining, or simply unwinding whilst watching the boats go by. Imagine enjoying glorious sunsets over the water from the comfort of your own home.

The apartment boasts two well-proportioned bedrooms. The principle bedroom is a true sanctuary, benefiting from its own private en-suite bathroom, offering convenience and a touch of luxury. Furthermore, the principle bedroom also features a second private balcony, providing an additional outdoor retreat, perfect for quiet contemplation or enjoying a fresh breeze. The second bedroom is equally versatile, ideal for guests, a home office, or a child's room.

In addition to the en-suite, there is a separate, modern family bathroom, ensuring ample facilities for residents and visitors alike. Both bathrooms are finished to a high standard, complementing the overall quality of the apartment.

Practicality is also well catered for with an allocated parking space, a significant advantage in this central location. The Ropetackle Development itself is renowned for its vibrant community feel and excellent amenities, all within easy reach.

Situated directly on Shoreham's bustling High Street, residents will benefit from immediate access to a diverse array of shops, cafes, restaurants, and local services. For commuters, Shoreham Mainline Railway Station is just a short walk away, offering regular services to Brighton, London, and beyond, making this an ideal location for those needing to travel for work or leisure.

This property represents an outstanding opportunity to acquire a modern, well-appointed apartment in a prime riverside location, combining comfort, convenience, and stunning views. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Material Infomation

Tenure - Leasehold

Lease - 999 years from 1 January 2004 (977 years remaining)

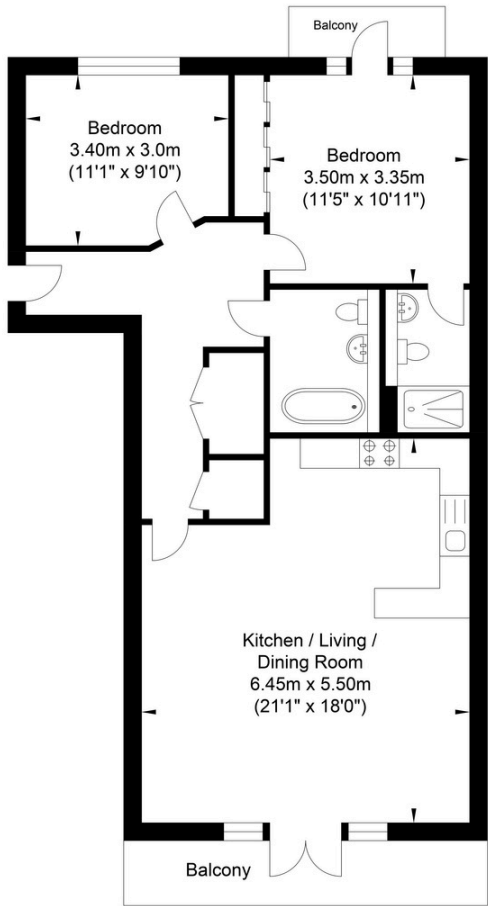
Service Charge - TBC

Council Tax Band- E

EPC - C69



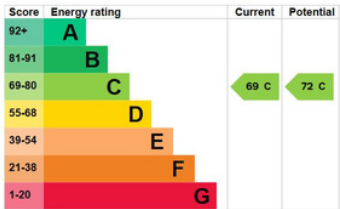
Broad Reach, Shoreham-by-Sea



Approximate Floor Area
827.20 sq ft
(76.85 sq m)

Approximate Gross Internal Area = 76.85 sq m / 827.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



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