

41 Rosslyn Court, Rosslyn Road, Shoreham-by-Sea, West Sussex, BN43 6WN

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£300,000

“Spacious top floor TWO DOUBLE BEDROOM flat with beautiful views”

41 Rosslyn Court is a well presented and exceptionally spacious **TWO DOUBLE BEDROOM** flat, extending to an impressive 987 sq ft, making it one of the largest properties within this sought-after development. Situated on the second floor, the property offers generously proportioned accommodation throughout, with delightful views towards the surrounding area and an excellent layout suited to a variety of buyers.

The property features a spacious dual-aspect lounge/dining room, providing an excellent space for both relaxing and entertaining while enjoying plenty of natural light and attractive views. The separate kitchen/breakfast room offers ample space for everyday dining, with the added benefit of a door leading to a useful separate utility room, providing additional practicality and storage.

There are two generous double bedrooms, both offering excellent space for bedroom furniture, together with a well-appointed bathroom. The overall size of the accommodation is a particular feature, offering a level of space rarely found in many two-bedroom flats.

Externally, the property benefits from well-maintained communal gardens, providing an attractive outdoor setting, along with the valuable addition of a garage situated within a nearby compound.

Ideally positioned close to **Shoreham-by-Sea town centre**, the property is conveniently located for a range of shops, cafés, restaurants and local amenities. Shoreham mainline railway station is also within easy reach, offering convenient transport links for commuters, while the surrounding area provides access to the beautiful Sussex coastline and South Downs.

Offering generous accommodation, a garage, communal gardens and a convenient location, this is an excellent opportunity for first-time buyers, downsizers and investors alike.

SOLD WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE, PRESENTATION AND LOCATION OF THIS SUPERB PROPERTY.

- Top floor flat
- Larger design of flat
- Large lounge dining room
- Kitchen with utility room
- Two double bedrooms
- Garage in compound
- Communal gardens
- No chain





























Second Floor



Total area: approx. 91.7 sq. metres (987.1 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liabilitity is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Useful Information

Council Tax Band: B - £2,535.33 per annum (2026/2027)

Tenure: Leasehold (950 years remaining)

Local Authority: Adur District Council

Maintenance - £2,160 per annum

Hyman Hill Estate & Letting Agent

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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