

Flat 9, Magnus Place Ropetackle | | Shoreham-By-Sea | BN43 5FT

WARWICK BAKER
ESTATE AGENT







Flat 9, Magnus Place Ropetackle | | Shoreham-By-Sea | BN43 5ET

£239,950

*** £239,950 ***

WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL PURPOSE-BUILT APARTMENT, OCCUPYING PART OF THE GROUND FLOOR, A RARE FIND IN THE HEART OF THE TOWN CENTRE. IMPECCABLY MAINTAINED THROUGHOUT, THIS MODERN APARTMENT, BUILT CIRCA 2004, OFFERS AN INVITING ENTRANCE HALL, TWO BEDROOMS, A MODERN KITCHEN AND A SOUTH FACING LOUNGE THROUGH DINING ROOM THAT'S PERFECT FOR ENTERTAINING. THE FLAT BENEFITS FURTHER FROM A PART TILED MODERN BATHROOM AND A SECURE ALLOCATED PARKING SPACE. RESIDENTS HAVE THE BENEFIT OF A SECLUDED GARDEN AREA. THIS APARTMENT PROMISES A LIFESTYLE OF COMFORT AND CONVENIENCE. WE HIGHLY RECOMMEND AN INTERNAL VIEWING WITH THE VENDORS' SOLE AGENT. DON'T MISS OUT ON THIS OPPORTUNITY – NO UPWARD CHAIN!

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- NO UPWARD CHAIN
- ENTRANCE HALL
- PART TILED BATHROOM
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- SOUTH FACING LOUNGE DINING ROOM
- RESIDENTS GARDEN

Front door leading to:

ENTRANCE HALL
22' (6.71m)
Being ' L ' shaped, security door entry phone system, single panel radiator, spotlighting, double doors to storage cupboard with space and plumbing for washing machine, wall mounted gas-fired combination boiler.

Door off entrance hall to:

THROUGH LOUNGE/DINING ROOM
Double glazed windows to the front having a favoured southerly aspect, two double panelled radiators.

Square opening off to:

KITCHEN
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into roll edge worktop with cupboards under, built in integrated ' BOSCH ' dishwasher to the side, stainless steel backsplash, adjacent worktop with inset ' BOSCH ' halogen hob with electric oven under, drawers and cupboards to the side, stainless steel backsplash complemented by matching wall units over, ' BOSCH ' stainless steel canopied extractor hood, further adjacent worktop with cupboard under, stainless steel backsplash complemented by matching wall units over, wine display rack to the side, space for tall fridge/freezer to the side, tiled flooring, spotlighting, extractor fan.

Door off entrance hall to:

BEDROOM 1
Double glazed windows to the rear, single panel radiator, built in double sliding mirrored door wardrobe with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
Double glazed windows to the rear, single panel radiator.

Door off entrance hall to:

BATHROOM
Being part tiled comprising panelled bath with mixer tap and separate shower attachment, folding shower screen, wall mounted wash hand basin, contemporary style mixer tap, low level wc, tiled flooring, heated hand towel rail, spotlighting, extractor fan.

OUTSIDE
Residents garden.

ALLOCATED PARKING SPACE
No: 9

OUTGOINGS
MAINTENANCE: £1,500 PER ANNUM (INCLUDES GROUND RENT)

LEASE: 999 YEARS FROM 01/01/2004







Magnus Place, Ropetackle, Shoreham-by-Sea, BN43

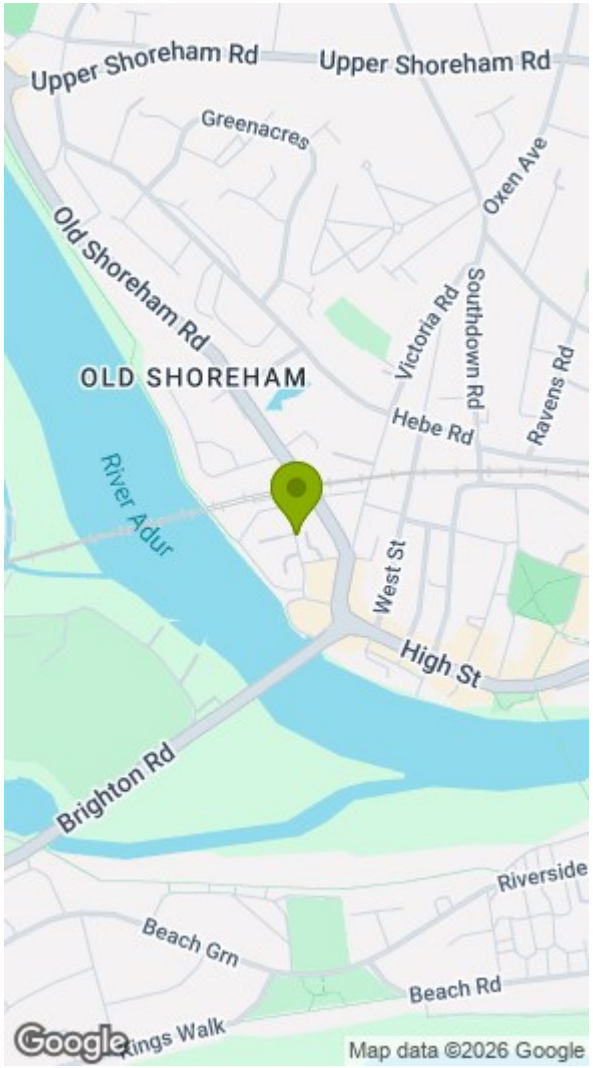
Approximate Area = 655 sq ft / 60.9 sq m

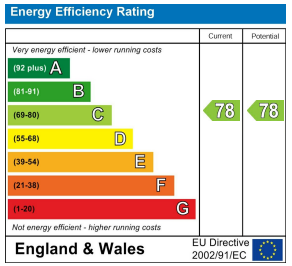
For identification only - Not to scale

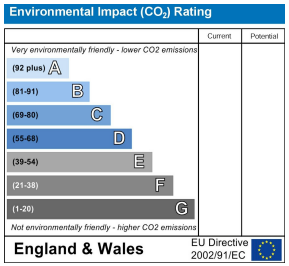


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1486814







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate

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