

Flat 44, Marline Court Little High Street | | Shoreham-By-Sea







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£275,000

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Warwick Baker Estate Agents are proud to showcase this outstanding second-floor purpose-built apartment, a truly rare gem in the vibrant heart of the town centre. Beautifully maintained throughout, this contemporary residence, constructed around 2004, offers the benefit of a passenger lift for easy access, a welcoming entrance hall, and two generously sized double bedrooms. The 24' open-plan lounge, kitchen, and dining area create an inviting space perfect for entertaining friends and family.

Take in breathtaking river views from your private balcony, ideal for delightful al fresco dining. The apartment features a fully tiled bathroom and a convenient en-suite shower room adjacent to the main bedroom, ensuring comfort and privacy. Complete with a secure allocated underground parking space, this property guarantees a lifestyle of luxury and ease. Don't miss your chance to view this incredible opportunity—schedule your internal viewing today with the vendor's sole agent. Act now—no upward chain!

- PASSENGER LIFT
- TWO DOUBLE BEDROOMS
- SECURE UNDERGROUND PARKING SPACE
- ENTRY PHONE SYSTEM
- BALCONY WITH RIVER AND DOWNLAND VIEWS
- NO UPWARD CHAIN
- ENTRANCE HALL
- FULLY TILED BATHROOM
- 24' OPEN PLAN LOUNGE/DINER/KITCHEN
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM

Front door leading to:

ENTRANCE HALL
9'9" x 8'2" (2.98 x 2.49)
Being ' L ' shaped, security door entry phone system, single panel radiator, ' KARNDEAN ' flooring, door giving access to walk in utility room with space and plumbing for washing machine, shelving, wall mounted ' WORCESTER ' gas fired combination boiler, tiled flooring, extractor fan.

Door off entrance hall to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
24'8" x 14'9" (7.52 x 4.52)

LOUNGE
Double glazed windows with plantation style shuttering to the front, feature contemporary style electric fireplace, ' KARNDEAN ' flooring, spotlighting.

KITCHEN
Comprising granite effect work top with inset stainless steel sink unit with brushed chrome mixer tap, ' BOSCH ' four ring electric hob to the side, range of slow closing drawers and cupboards under, glass backsplash, stainless steel canopied extractor hood over, matching wall units to the side with under counter lighting, matching adjacent worktop, built in integrated ' BOSCH ' dishwasher to the side, splashback, complimented by matching wall unit over with under counter lighting, built in ' BOSCH ' electric oven to the side, built in ' BOSCH ' microwave over, storage cupboards under and over, single panel radiator, double glazed windows with plantation style shuttering to the front, LED downlighting.

Double glazed French door with plantation style shuttering to:

BALCONY
8'11" x 4'5" (2.72 x 1.36)
Laid to decking, enclosed by wood balustrade and handrail, views of The River Adur and The South Downs.

Door off entrance hall to:

BEDROOM 1
15'8" x 11'1" (4.78 x 3.40)
Double glazed windows to the rear having a favoured southerly aspect, single panel radiator, built in triple sliding mirrored door wardrobe with hanging and shelving space, built in double sliding mirrored door wardrobe with hanging and shelving space.

Door off bedroom 1

EN-SUITE SHOWER ROOM
Comprising floating sink unit with inset sink unit with mixer tap, two drawers under, low level wc, heated hand towel rail, tiled flooring, shelf, mirrored medicine cabinet, LED downlighting, extractor fan, step in fully tiled shower area with built in shower with rainfall style shower head, separate shower attachment, glass shower screen.

Door off entrance hall to:

BEDROOM 2
9'8" x 9'8" (2.95 x 2.95)
Double glazed windows to the rear having a favoured southerly aspect, single panel radiator, built in double sliding mirrored door wardrobe with hanging and shelving space.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising wall mounted wash hand basin with mixer tap, floating low level wc, heated hand towel rail, LED downlighting, extractor fan, step in fully tiled shower area with built in shower with rainfall style shower head with separate shower attachment, glass shower screen, frosted double glazed window.

PARKING SPACE
No: 44

OUTGOINGS
MAINTENANCE:- £1,557.30 PER 6 MONTHS PAYABLE JANUARY AND JULY

GROUND RENT:- £125.00 PER 6 MONTHS PAYABLE JANUARY AND JULY

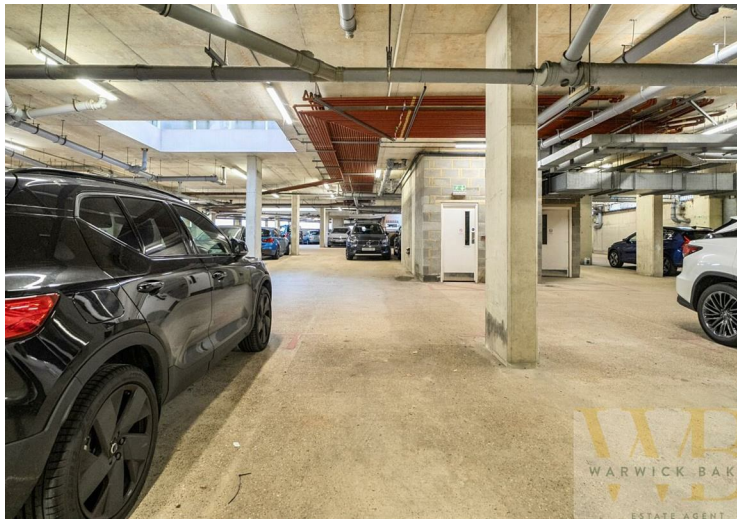
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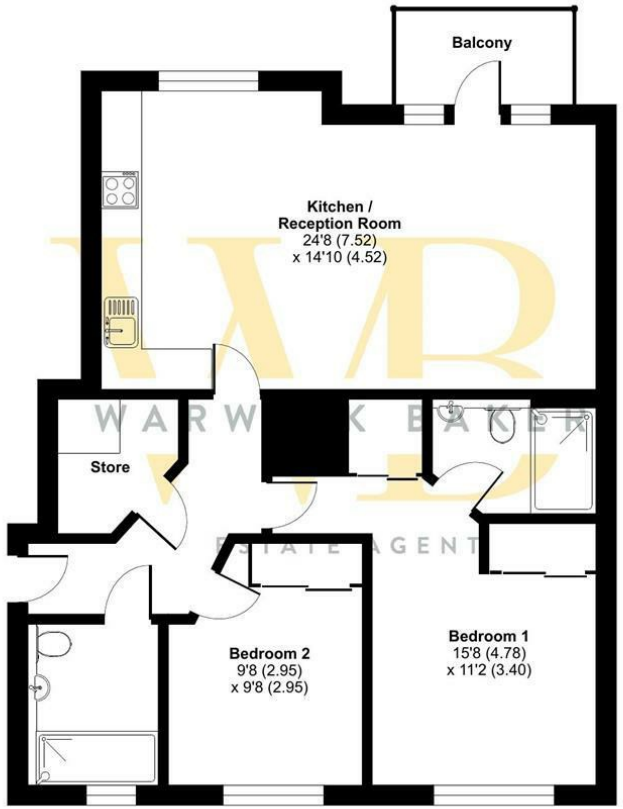




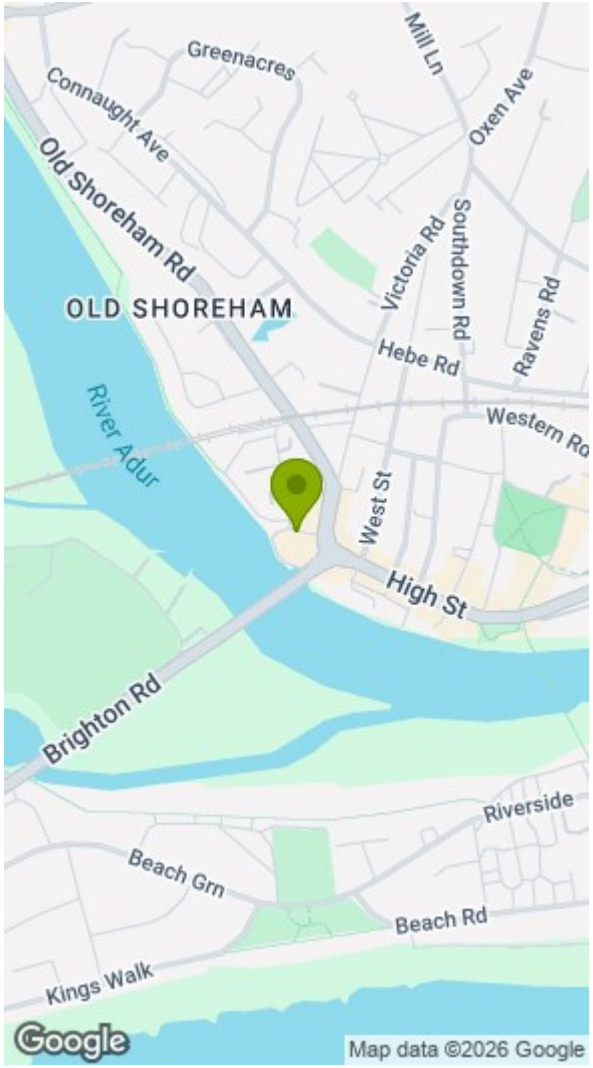
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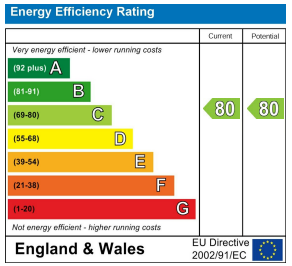
Approximate Area = 887 sq ft / 82.4 sq m

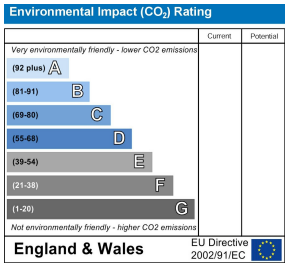
For identification only - Not to scale



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: 1547344







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