

Hyman
Estate & Letting



Hill
Agent



1 Rosslyn Court, Rosslyn Road, Shoreham-by-Sea, West Sussex, BN43 6WL

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£250,000

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Spacious and well presented ONE BEDROOM ground floor flat near the station and town centre

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A beautifully presented and exceptionally spacious one-bedroom ground floor flat, ideally located within easy walking distance of Shoreham-by-Sea mainline railway station, the town centre, and a wide range of local amenities.

This attractive property offers well-proportioned accommodation throughout, featuring a generous lounge/dining room that provides an excellent space for both relaxing and entertaining. The fitted kitchen is conveniently positioned off the main living area, while an inner hallway leads to a large double bedroom and a well-appointed bathroom.

Further benefits include access to a well-maintained communal garden and the added advantage of a private garage, providing valuable storage or parking.

Offering an excellent combination of space, convenience, and practicality, this property is perfectly suited to first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

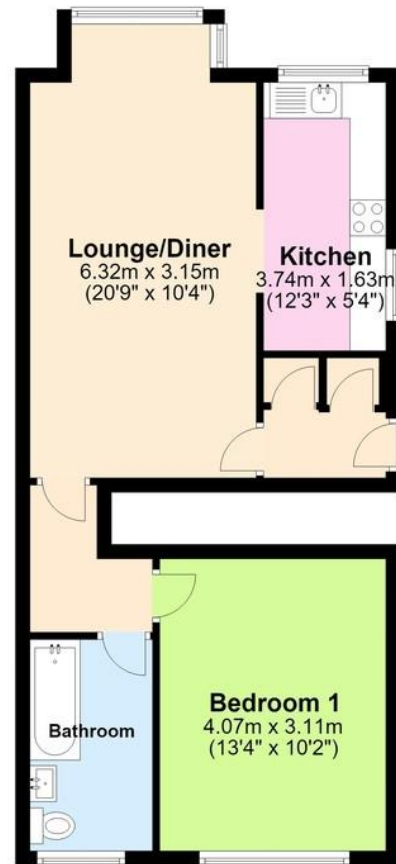
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- Ground floor flat
 - One double bedroom
 - Large lounge dining room
 - Well presented kitchen and bathroom
 - Communal garden
 - Garage
 - Near mainline station
 - Viewing is a must







Ground Floor



Total area: approx. 50.1 sq. metres (539.1 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 liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Useful Information

Council Tax Band: B – £1,971.92
per annum (2026/2027)

Service Charge – £2,000 per
annum

Ground Rent - £0

Tenure: Leasehold (140 years
remaining)

Local Authority: Adur District
Council

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

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