40 Marline Court, Ropetackle, Shoreham-by-Sea, West Sussex, BN43 5EQ

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£219,950 - Leasehold

Town central one double bedroom first floor flat with river views and allocated parking

Situated in the heart of Shoreham-by-Sea, this attractive first floor apartment offers stylish and convenient town centre living with beautiful river views.

The property features a generous double bedroom, a modern bathroom, and a bright open-plan lounge/kitchen area creating an ideal space for both relaxing and entertaining. Double doors lead directly onto a private balcony enjoying delightful views across the river.

Further benefits include an allocated parking within a secure underground gated parking, lift access, and the added advantage of being sold with no onward chain. Ideally positioned just moments from Shoreham's mainline railway station, local shops, cafés, restaurants, and the seafront, this apartment would make an excellent first-time purchase, investment, or weekend retreat.

Early viewing is highly recommended to fully appreciate the location, views, and lifestyle on 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.

- First floor apartment with passenger lift
- One double bedroom
- Open plan lounge kitchen room
- Balcony with river view
- Allocated parking in gated car park
- Town central location
- Viewing recommended.
- No on-going chain

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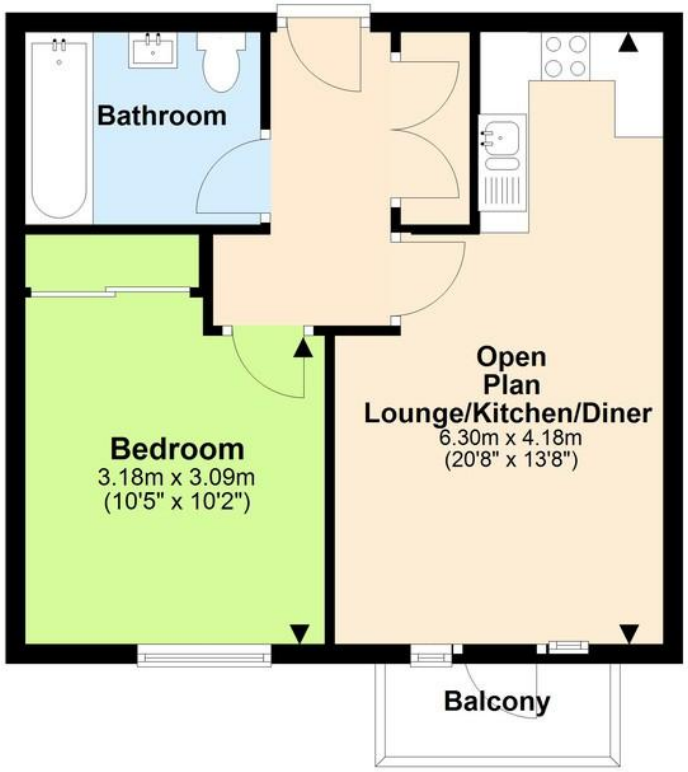
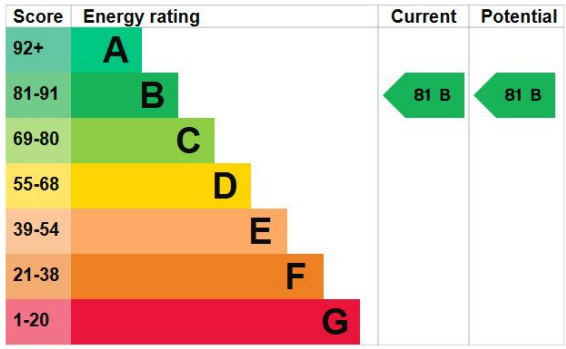
First Floor



Total area: approx. 41.3 sq. metres (444.9 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: C - £2,253.63 per annum (2026/2027)

Tenure: Leasehold (977 years remaining)

Maintenance: £2,035.82 per annum

Ground Rent: £200 per annum

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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