



**Ropetackle, Shoreham by Sea**  
**£650,000**



**Property Type:** End of Terrace House

**Bedrooms:** 5

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Five bedrooms
- Town House
- Accommodation Over Three Floors
- Allocated Parking
- Town Centre Location
- Main Bedroom With Ensuite And West Facing Balcony
- Modern Fitted Kitchen/Breakfast Room
- Open Plan Lounge/Dining Room
- West Facing Courtyard Rear Garden
- Walking Distant To The Highstreet And River Adur

We are delighted to offer for sale this spacious five bedroom town house over three floors situated in this popular central Shoreham development close to River Adur

Situated in the heart of Shoreham town centre offering a range of cafes, restaurants, shops and local amenities such as the health centre, library. Shoreham mainline train station is within close proximity giving access to Brighton, Worthing and London. As well as the 700 and Brighton and Hove bus service connecting you to Worthing, Steyning, Hove and Brighton. The property benefits from having direct views over the River Adur whilst Shoreham Beach is only a short walk over the footbridge.





Composite obscure pvcu double glazed private front door leading through to:-

**SPACIOUS ENTRANCE HALL** Comprising laminate flooring, radiator, wall mounted heating control panel, recessed lighting, understairs storage cupboard housing wall mounted electric fuse box and electric meter.

**MODERN FITTED KITCHEN / BREAKFAST ROOM** East aspect. Comprising pvcu double glazed window with fitted shutters, vinyl flooring, radiator, recessed lighting, laminate worksurfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring induction hob with oven below and extractor fan over, matching integrated Bosch dishwasher, space and provision for appliances include fridge/freezer, washing machine.

**DOWNSTAIRS WC** Comprising low flush wc, pedestal hand wash basin with mixer tap and tiled splash backs, radiator, tiled flooring, recessed lighting, extractor fan.

**OPEN PLAN LOUNGE/DINING ROOM** West aspect. Comprising pvcu double window, pvcu double glazed door leading out onto feature courtyard area, two radiators, two light fittings.

**FIRST FLOOR LANDING** East aspect. Comprising pvcu double glazed window with fitted shutters, carpeted flooring, recessed lighting, radiator.

**BEDROOM ONE** West aspect. Comprising pvcu double glazed window, pvcu double glazed door with fitted shutters leading out onto West facing balcony, single light fitting, radiator, door through to:-

**BALCONY** West aspect. Laid to decking with feature balustrade.

**ENSUITE** West aspect. Comprising obscure pvcu double glazed window, vinyl flooring, walk-in shower cubicle with integrated shower attachment over benefitting from fully tiled walls, low flush wc, hand wash basin with mixer tap and mirrored vanity unit above, recessed lighting, extractor fan.

**BEDROOM TWO** East aspect. Comprising pvcu double glazed window with fitted shutters, radiator, carpeted flooring, fitted wardrobes with various hanging rails and shelving having mirrored sliding doors, single light fitting.

**SECOND FLOOR LANDING** Comprising carpeted flooring, loft hatch access, recessed lighting, fitted storage cupboard housing hot water cylinder and wall mounted Worcester boiler, wall mounted heating control panel, slatted shelving.

**BEDROOM THREE** East aspect. Comprising pvcu double glazed windows with fitted shutters, radiator, carpeted flooring, single light fitting, fitted storage cupboard with shelving.

**BEDROOM FOUR** West aspect. Comprising pvcu double glazed window with fitted shutters, radiator, carpeted flooring, single light fitting.

**DUAL ASPECT BEDROOM FIVE** West and East aspect. Comprising pvcu double glazed windows with fitted shutters, carpeted flooring, two radiators, single light fitting with directable spotlights.

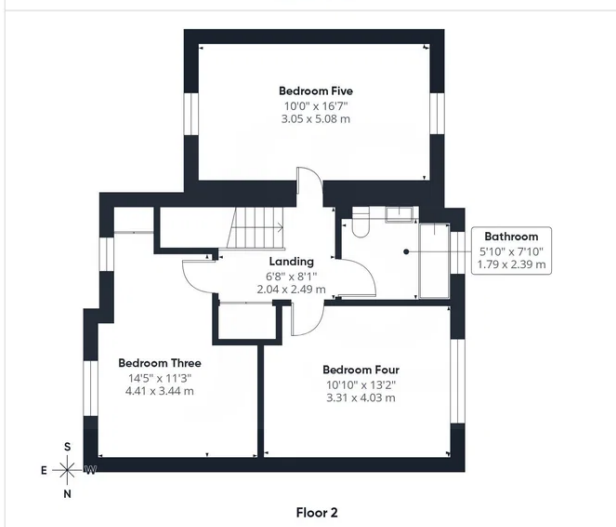
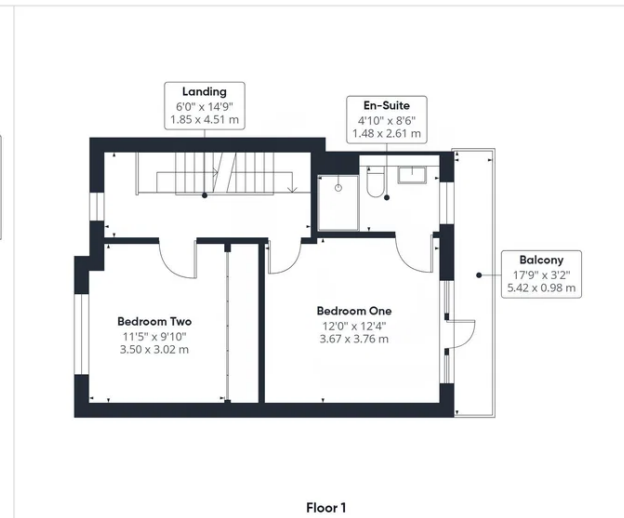
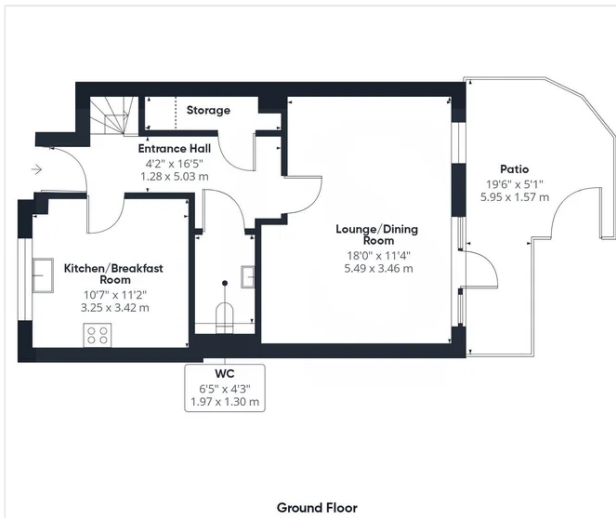
**FAMILY BATHROOM** West aspect. Comprising obscure pvcu double glazed window, panel enclosed bath with integrated shower attachment over, benefitting from fully tiled walls, handwash basin with mixer tap, low flush wc, part tiled walls, tiled flooring, recessed lighting, extractor fan.

**REAR COURTYARD** West aspect. Laid to decking being fence enclosed, side gate with steps down to communal area.

**ALLOCATED PARKING SPACE**

**ESTATE CHARGE** Annual management fee for communal areas:- Approximately £370.00





**Approximate total area<sup>(1)</sup>**

1449 ft<sup>2</sup>  
134.6 m<sup>2</sup>

**Balconies and terraces**  
214 ft<sup>2</sup>  
19.9 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>79</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.