



Magnus Place Ropetackle | | Shoreham-By-Sea | BN43 5ET



ESTATE AGENT



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£265,000

*** £265,000 ***

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

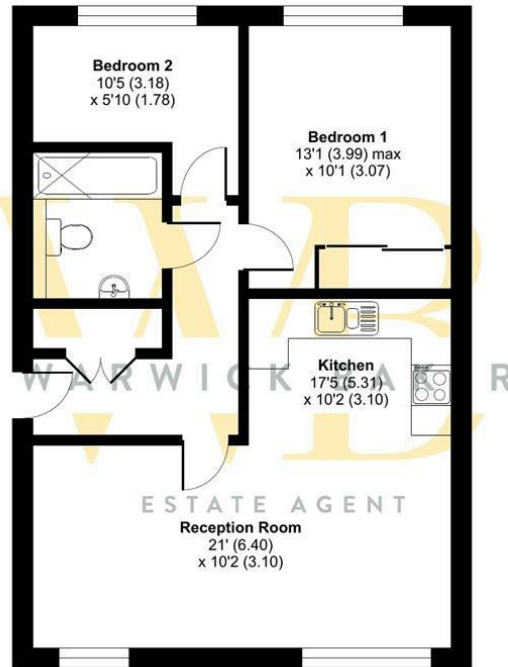
MAINTENANCE: £1,500 PER ANNUM (INCLUDES GROUND RENT)

LEASE: 999 YEARS FROM 01/01/2004



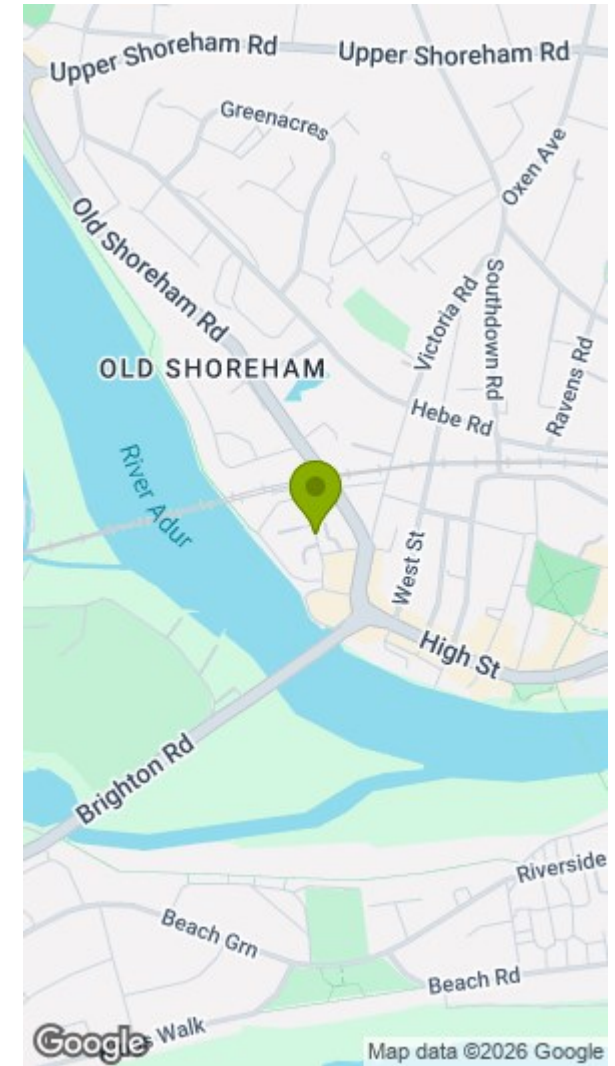
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Approximate Area = 655 sq ft / 60.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1486614



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78	78	England & Wales	EU Directive 2002/91/EC