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Rosslyn Court, Shoreham-By-Sea, BN43 6WN



Offers Over £275,000



- Huge 2 Bedroom Apartment
- 2 Double Bedrooms
- Close to Town Centre & Station
- Residents Parking Area
- EPC C
- Good Sized Kitchen
- Garage in Compound
- Communal Gardens
- No Onward Chain
- NO STAMP DUTY TO PAY FOR FTB'S



The Property

This first floor apartment located in the popular, central but tucked away Rosslyn Court development is larger than average and offers a huge amount of space. There is a very large lounge diner and good sized kitchen as well as 2 generous double bedrooms and a family bathroom. The property is being sold with a garage located in a nearly compound and the residents have use of the communal gardens that surround the development and parking area to the front of the buildings. Internal viewing is genuinely recommended to appreciate the space on offer in this fantastic property.

The Location

Rosslyn Court in central Shoreham is set in a quiet cul-de-sac just off Rosslyn Road. Only 0.3 miles or a 5-minute walk separates you from the mainline railway station and town centre. Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London. The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



Floor Plan



First Floor

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 1013 sq ft / 94.1 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1149 sq ft / 106.7 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2022





Location Map



Energy Performance Certificate

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

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

Agents Notes

Tenure Leasehold

Lease Term - 999 year from 29th September 1963

Years Remaining - 940 years as of Sept 2022

Ground Rent - £10 per annum

Service Charge - £2,150.00 per annum

Council Tax Band B

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