



Rosslyn Court, Rosslyn Road, Shoreham by Sea, West Sussex, BN43 6WN

Guide Price £265,000

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The Property & Area

Welcome to Rosslyn Court, where you'll find a good sized 2-bedroom flat that offers a comfortable and convenient lifestyle. This purpose-built first-floor flat is perfect for those seeking a spacious and well-located property to call their own.

Upon entering the flat, you'll be greeted by a large hallway leading to the lounge diner, providing ample space for entertaining guests or enjoying quality time with your loved ones. The living area is triple aspect and is filled with natural light that enhances the warm and inviting atmosphere of the room. Step through from the lounge to discover a covered balcony terrace, where you can relax and unwind while enjoying the view over the communal areas of Rosslyn Court.

The flat offers two double bedrooms, one of which features built-in storage cupboards. These bedrooms provide a peaceful sanctuary, allowing you to rest and rejuvenate after a long day. The flat also has a fitted kitchen, and bathroom which, although in need of updating does give you the opportunity to put your mark on the property.

One of the highlights of this property is its access to a large storage area located next to the kitchen. Say goodbye to cluttered spaces and embrace a well-organized home, with easy access & secure space to store bikes and other larger items. This space can also be used as a hobby room, workshop or utility / drying room. There is also loft storage available from the hallway.

Parking will never be a hassle, as there is a communal parking area and a garage within a nearby compound. This feature ensures that your vehicles are always secure and easily accessible.

Although the property would benefit from some updating throughout, it presents an excellent opportunity to customize the space to your personal taste and preferences. Unlock its true potential and create a home that reflects your unique style and needs.

Located less than a mile from Shoreham Railway Station and the town centre, this flat offers great connectivity and convenience. Enjoy easy access to a wide range of amenities, including shops, restaurants, parks, and leisure facilities. Embrace the lively atmosphere of Shoreham-By-Sea, while also indulging in moments of tranquillity by taking a stroll along the River Adur, South Downs or over on to Shoreham Beach.

As an added advantage, this property is being offered with no onward chain, allowing for a hassle-free purchase. The opportunity to secure a wonderful, well-located flat like this shouldn't be missed.

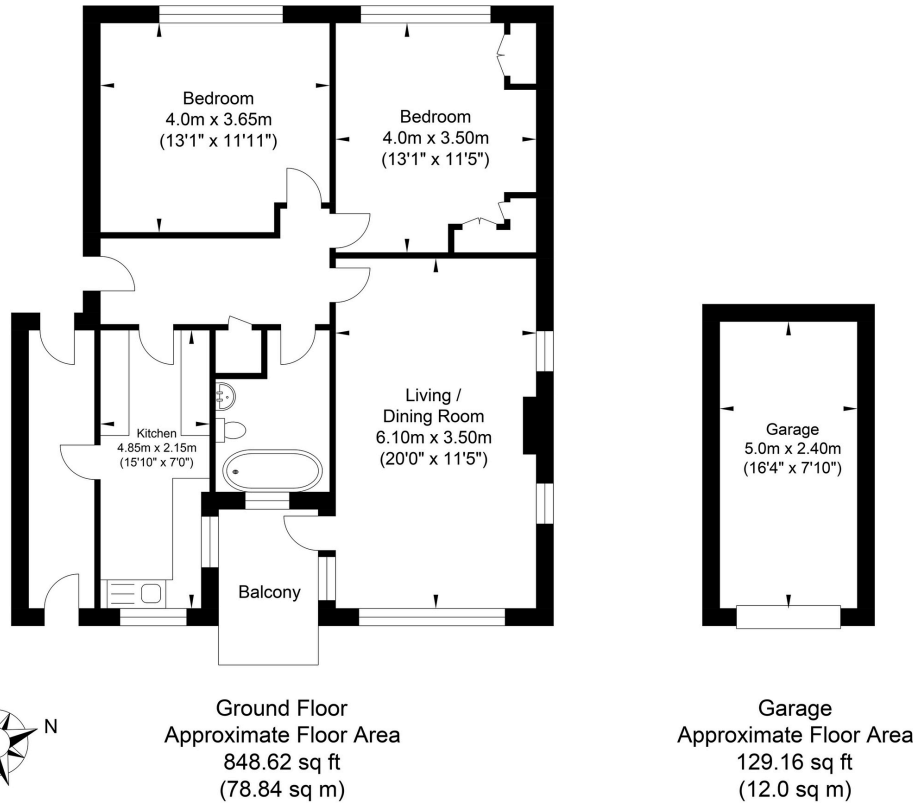
So, if you're looking for a spacious 2-bedroom flat with excellent potential, a balcony, a garage, and proximity to the vibrant town centre and railway station, Rosslyn Court is the perfect option for you.

Contact us today to arrange a viewing! 01273 661577
shoreham@oakleyproperty.com



Floorplan

Rosslyn Court, Shoreham-by-Sea



Approximate Gross Internal Area (Excluding Garage) = 78.84 sq m / 848.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information

Tenure - Leasehold
Lease Length - 999 years from 29 September 1963
Service Charge - 1st Jan 2024 - 31st Dec 2024 - £2,150.00
Ground Rent - £5.00 PA
Council Tax: B

Up and Coming Works - We have been advised that there will be work carried out to the soakaways through 2025 on the communal grounds.

We have also been advised by the managing agents that, "From the initial costing we should have sufficient funds to cover the soakaway replacement from the current estate reserves, this would only be a guess at this point until the tenders come back"

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Oakley

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Property Video

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