

**Marline Court, Shoreham by Sea, West Sussex, BN43 5EQ**

Guide Price £250,000

# Marline Court, Shoreham by Sea, West Sussex, BN43 5EQ

## The Property & Area

This one-double-bedroom apartment offers an excellent opportunity for those seeking a central Shoreham-By-Sea location. Situated in the popular Ropetackle development, just moments from Shoreham High Street, the property provides convenient access to local amenities and transport links.

The apartment features a well-proportioned open-plan lounge and kitchen area, designed for modern living. This space is bright and inviting, offering a comfortable environment. The kitchen is practical and functional, complementing the overall contemporary feel of the apartment.

One of the standout features of this property is the private balcony, which provides attractive views over the River Adur. This outdoor space is ideal for enjoying the riverside atmosphere and offers a pleasant spot for morning coffee. The property also benefits from secured parking, a real asset in this central location!

The double bedroom is spacious and offers a comfortable space. The apartment also includes a well-maintained bathroom. Being offered chain-free, this is a great opportunity for a first time buyer, investment or downsizer.

Living in Ropetackle means you are perfectly positioned to enjoy all that Shoreham-By-Sea has to offer. The vibrant High Street, with its array of shops, cafes, and restaurants, is within easy walking distance. The proximity to the River Adur allows for strolls along the towpath and access to various waterside fun. Shoreham-By-Sea train station is also conveniently close, providing direct links to Brighton, Worthing, and London.

This apartment represents a great option for first-time buyers, downsizers, or investors looking for a well-located property with desirable features. The combination of a central position, river views, and secured parking makes this a highly attractive home.

### Material Information

Tenure: Leasehold

Lease - 999 years from 1 January 2004

Council Tax: C

Service Charge: £1040 (Jan 2026 - June 2026) Half Yearly

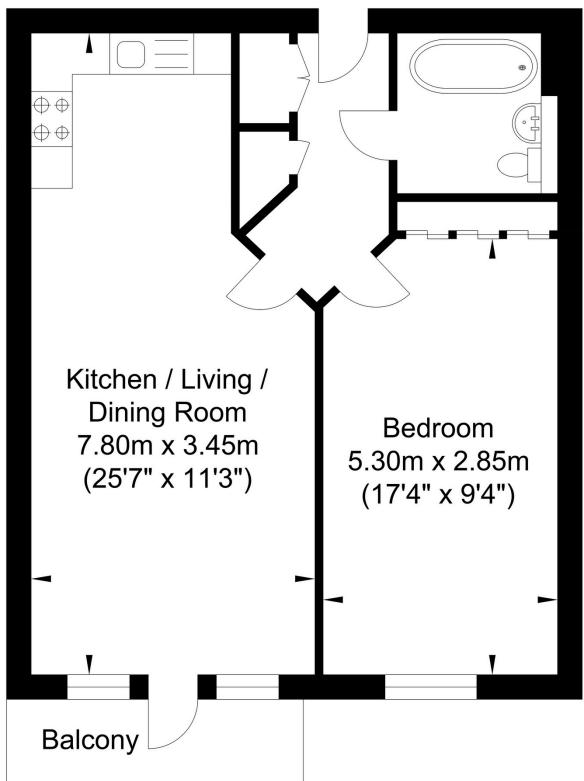
Ground Rent:

\*Please note the lounge has been virtually furnished.

EPC to follow.



# Marline Court, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
537.33 sq ft  
(49.92 sq m)

Approximate Gross Internal Area = 49.92 sq m / 537.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Certificate



# Oakley

Your Sussex Property Expert

Shoreham Property Hub  
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

We also have offices in:  
Lewes  
Brighton & Hove

## Property Video

Get in touch to book a viewing or valuation of  
your own property



### Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.