

Hyman
Estate & Letting



Hill
Agent

22 Falconers Court, 2 Little High Street, Shoreham-by-Sea, West Sussex, BN43 5PY

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£265,000 - Leasehold

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A two bedroom second floor apartment with passenger lift, moments from the town centre ”

Hyman Hill are delighted to offer for sale this well presented second floor apartment situated in the popular Ropetackle development, moments from Shoreham town centre.

Accessed via a passenger lift to the second floor, the spacious entrance hall offers three built in storage cupboards and access to all rooms. A bright dual aspect open plan lounge/kitchen boasts modern fitted units and a Juliette balcony affording delightful chimney top views towards the South Downs. The contemporary bathroom offers a bath with shower above and there are two good sized bedrooms. Double glazing is present throughout and the apartment benefits from a 'Megaflo' tank heated by an energy efficient communal 'Biomass' boiler supplying heating to the radiators, each having separate thermostats.

Externally, there is an allocated undercover parking space located in a secure communal garage.

We highly recommend undertaking an internal viewing to fully appreciate its position and features.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

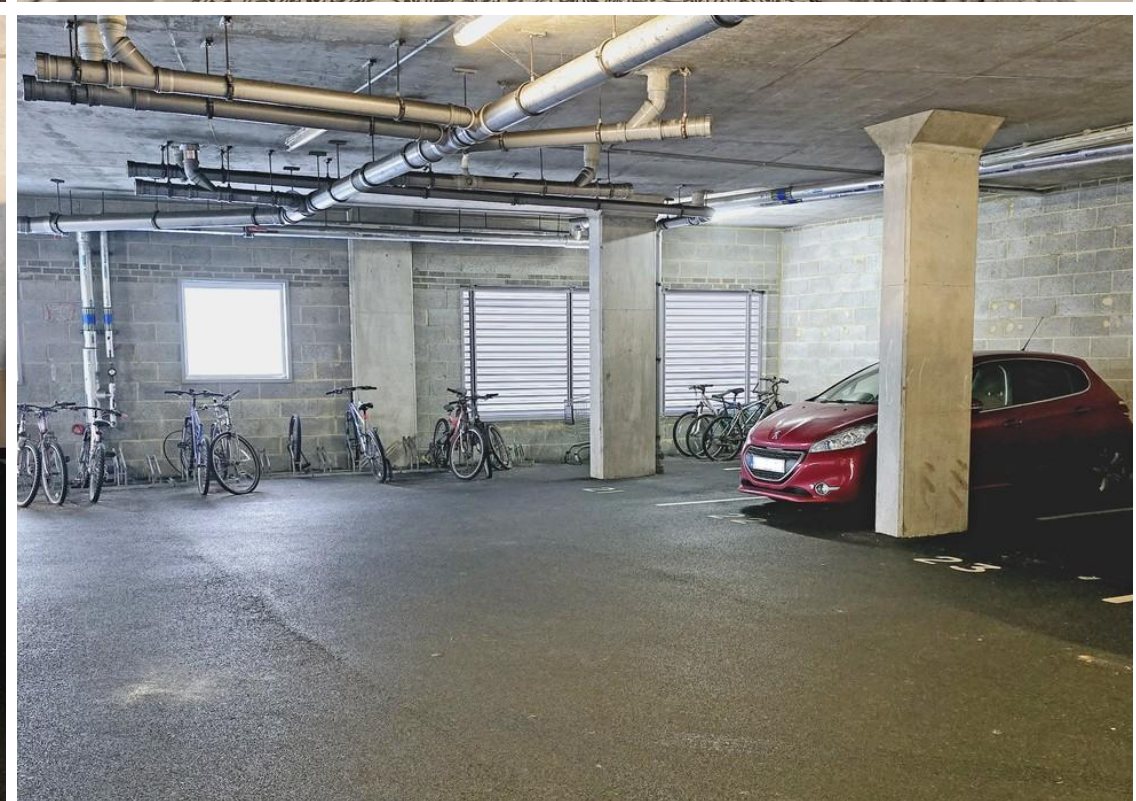
There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

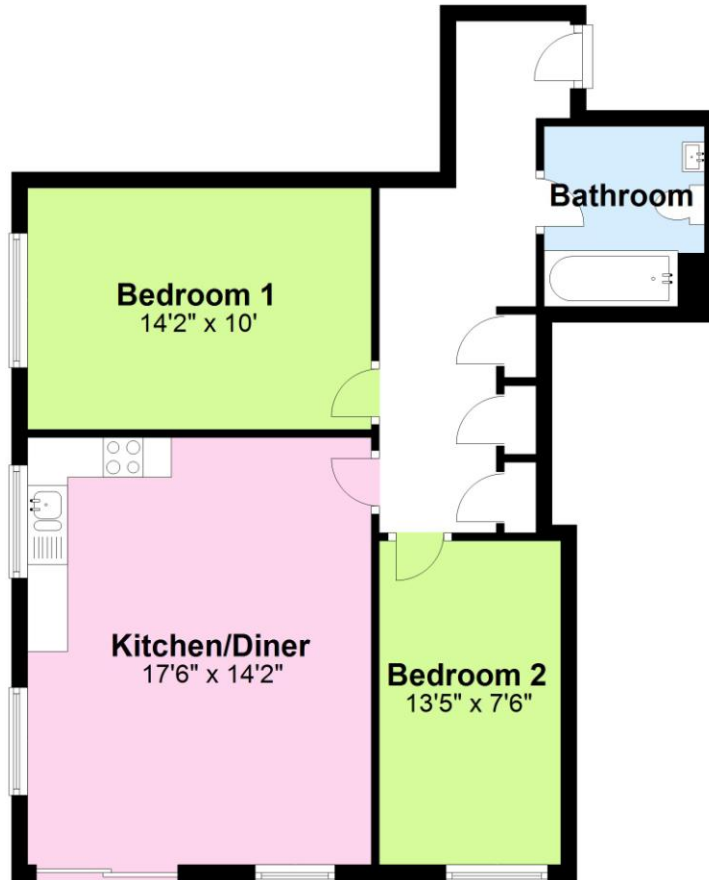
- Delightful apartment with two good sized bedrooms
 - Passenger lift to second floor
 - Popular Ropetackle development
 - Well presented throughout
- 17'6 kitchen/lounge with Juliette balcony
 - Spacious modern fitted bathroom
 - Moments from Shoreham Town Centre
- Under cover parking space in communal garage







Second Floor



Total area: approx. 679.7 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: C - £1,960 per annum (2023/2024)

Tenure: Leasehold - 125 years from 1st March 2011.

Service Charge: £1,248 per annum

Ground Rent: £100 per annum

Local Authority: Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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