



Marline Court, Shoreham-By-Sea ,  
Guide price £475,000



middletton  
estates





Communal  
Entrance Hall

4th Floor (Via Lift)

Open Plan Kitchen  
Living Room  
25'1" x 22'11"

Bedroom 1  
10'7" x 9'5"

En-Suite

Bedroom 2  
10'3" x 10'0"

Family Bathroom  
Balcony

Allocated Parking  
Space



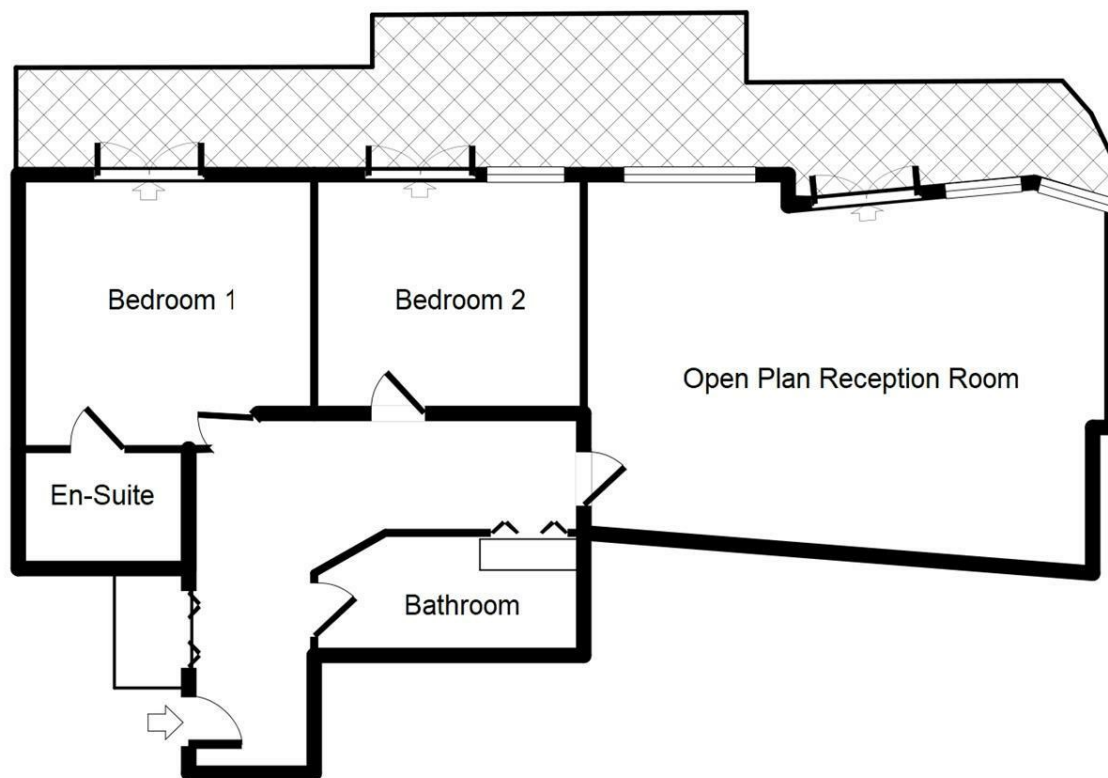
# Unique Penthouse With Stunning River, Sea & South Downs Views

25' Living Room, Modern Kitchen, 2 Double Bedrooms, En suite Shower Room, Bathroom, South West Facing Balcony 2 Underground Parking Spaces, Lift.

Middleton estates are delighted to offer this unique penthouse for sale, with stunning panoramic views. Situated on the top floor (via lift) of Marline Court, Ropetackle. The penthouse offers two double bedrooms, en suite shower room to master bedroom as well as separate bathroom, 25' living room with open plan kitchen and wrap around balcony accessed from the living room and both bedrooms. The modern kitchen boasts a range of built in appliances and both bathroom and shower room are

finished to a high standard. Other features of the property include two under ground allocated parking spaces, gas fired central heating, double glazing and feature built in surround sound system in the living room. Ropetackle is located in the heart of Shoreham on the banks of the River Adur, falling within walking distance of Shoreham's range of bars, shops and restaurants as well as Shoreham's Mainline Railway Station.





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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

"Call us for your free valuation."