




**hamlyn
smith.**


Little High Street, Shoreham-By-Sea, BN43 5EQ

Guide price
£375,000 - £400,000

hamlyn smith.

 2 bedrooms

 1 reception

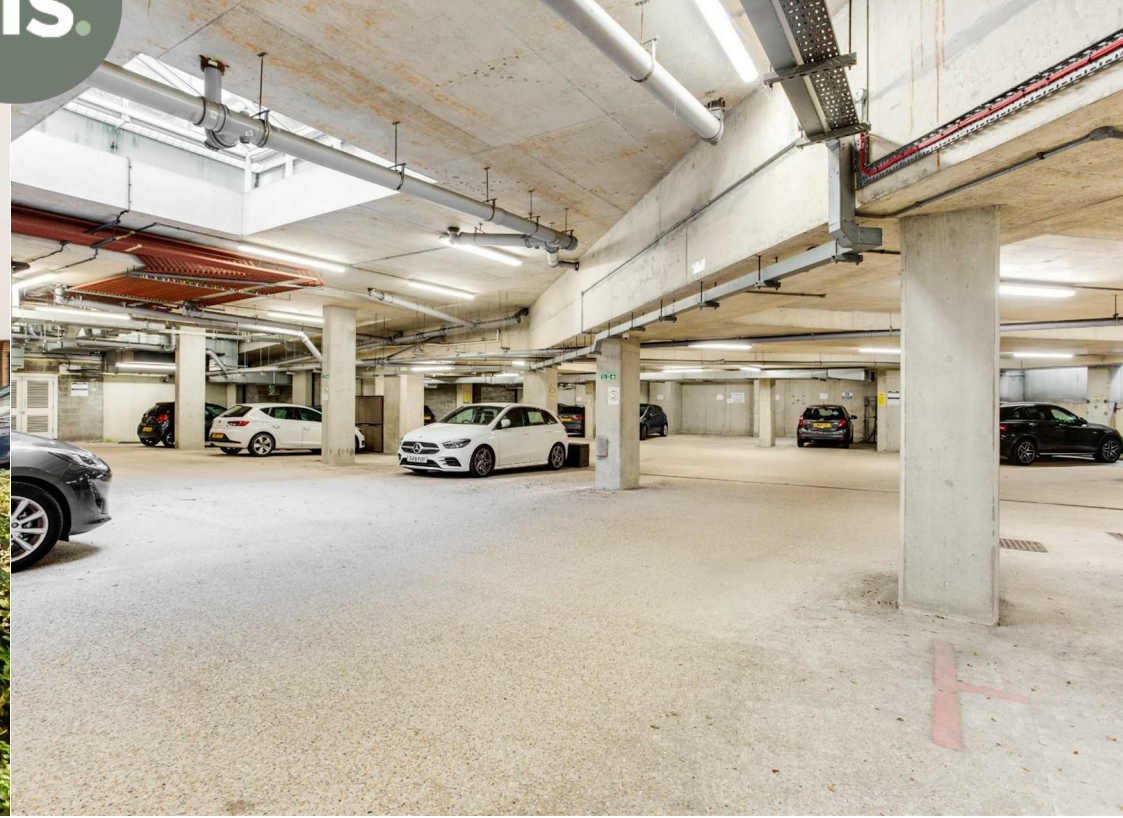
 2 bathrooms

*** Guide Price £375,000 - £400,000 ***

Hamlyn Smith are delighted to bring to the market this highly desirable 2-bedroom balcony apartment, located within the sought-after development of Ropetackle.

- A large 2 Bedroom Apartment
- Balcony With Views Towards The River
- Allocated Underground Parking
- Spacious Open Plan Kitchen Breakfast Room
- Neutrally Decorated Throughout
- Central Location



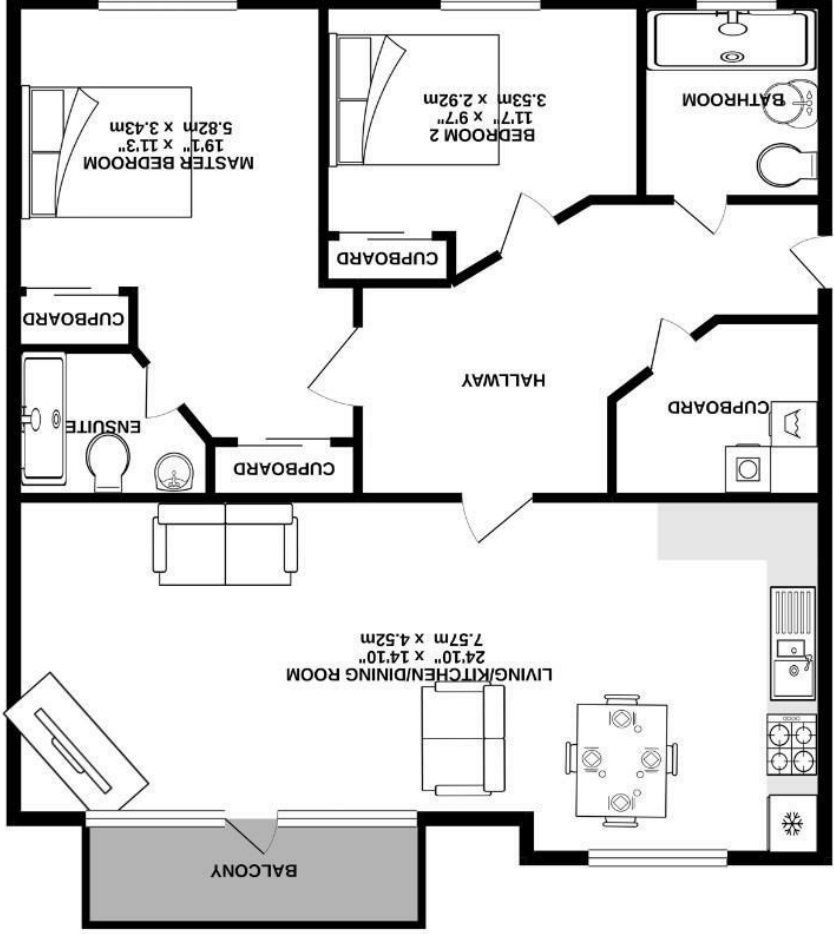




Description

This modernised top floor apartment (Accessed via lift) benefits from having a private balcony with views towards the River Adur and South Downs, as well as secure underground parking and bike storage. Perfectly positioned a stone's throw of the award winning Ropetackle Art Centre and theatre, and a 2 minutes' walk of the town centre and High Street. The property offers 2 large double bedrooms with built-in wardrobes, as well as a modern en-suite to the principal bedroom, a family bathroom with walk-in shower, and a spacious open plan living and kitchen area that provide access to the recently renovated balcony.

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Plans and fixtures shown here are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown here are based on no guarantee as to their operation or efficiency can be given.
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