



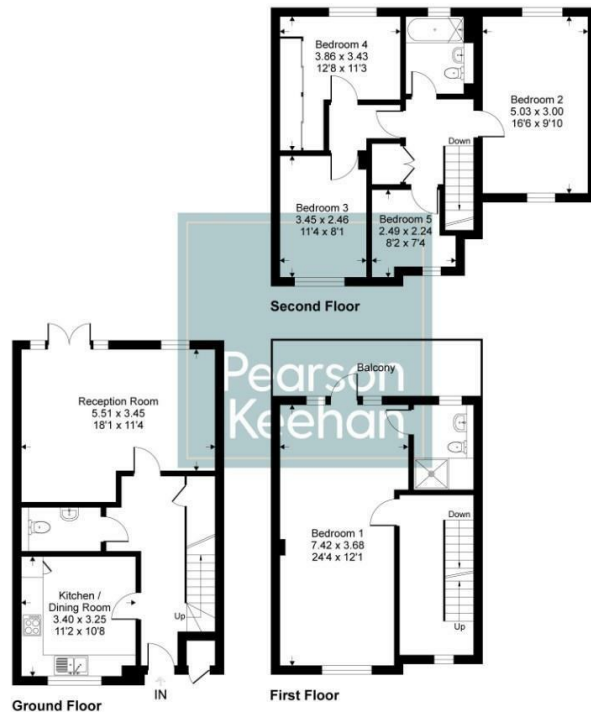
Ropetackle, Shoreham-By-Sea, BN43 5DZ

Guide price £550,000 - Freehold

Pearson
Keehan

Rope Tackle, BN43

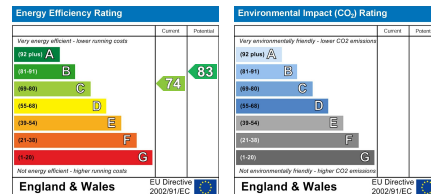
Approximate Gross Internal Area = 146 sq m / 1568 sq ft
 Approximate Outbuilding Internal Area = 1 sq m / 6 sq ft
 Approximate Total Internal Area = 147 sq m / 1574 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and openings is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Council Tax: Band E

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



Guide Price: £550,000-£600,000

A five bedroom modern town house situated in this extremely sought after central Shoreham location. The location is moments from Shoreham high street, which offers a wide variety of popular shopping facilities, coffee shops, pubs and restaurants. Shoreham train station is also within an easy reach, as well as Shoreham beach.

The property is part of the popular Ropetackle development, property is arranged over three floors and offers versatile accommodation throughout, briefly comprising, on the ground floor, modern fitted kitchen to the front of the property, spacious lounge at the rear with patio doors out onto the rear garden and downstairs W.C completing ground floor.

On the first floor the fabulous main bedroom suite is found which is double aspect boasting private balcony and private ensuite shower room.

Further four bedrooms are found on the second floor along with the modern family bathroom.

To the rear of the property and access through the lounge is the private west facing rear garden which is decked throughout.

The property enjoys off road allocated parking space which is accessed via secure automated gates.

The property is sold with the added benefit of no onward chain.

Viewing is highly recommended to fully appreciate the size and location of this fantastic property.

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