
Flat 41 Falconers Court | Ropetackle | Shoreham-By-Sea
BN43 5FY
WARWICK BAKER
ESTATE AGENT







# Flat 41 Falconers Court | Ropetackle | Shoreham-By-Sea | BN43 5PY

£299,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE THIRD FLOOR PENTHOUSE. STEP INSIDE TO DISCOVER A DELIGHTFUL ENTRANCE HALL THAT WELCOMES YOU INTO A SPACIOUS 14'6" SOUTHWEST-FACING LIVING ROOM, PERFECTLY DESIGNED TO FILL YOUR HOME WITH NATURAL LIGHT AND OFFER SEAMLESS ACCESS TO A CHARMING BALCONY. IMAGINE ENJOYING YOUR MORNING COFFEE OR EVENING SUNSETS WHILE SOAKING IN THOSE SPECTACULAR VIEWS!

THE CONTEMPORARY KITCHEN IS A MODERN MARVEL, EQUIPPED WITH TOP-OF-THE-LINE FITTED APPLIANCES THAT MAKE COOKING A TRUE PLEASURE. RETREAT TO THE GENEROUS 15'9" MASTER BEDROOM, WHERE YOU'LL FIND MAJESTIC VIEWS AND DIRECT ACCESS TO THE SAME DELIGHTFUL BALCONY, ENSURING A TRANQUIL SPACE TO UNWIND. A FURTHER BEAUTIFULLY APPOINTED DOUBLE BEDROOM AWAITS, ALONG WITH A STYLISHLY REFITTED SHOWER ROOM THAT COMPLETES THIS SPLENDID LIVING SPACE.

- ROPETACKLE DEVELOPMENT, SHOREHAM TOWN CENTRE
- MODERN FITTED KITCHEN
- LIFT TO ALL FLOORS
- PENTHOUSE APARTMNENT
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- STUNNING SOUTH WEST FACING RIVER VIEWS
- 36' BALCOMY WITH RIVER VIEWS
- 14'6 X 11' SOUTHWEST FACING LIVING/DINING ROOM
- BASEMENT PARKING

Front door leading to:

## ENTRANCE HALL
**17' x 10' (5.18m x 3.05m)**
Being ' L ' shaped, video entry phone system, laminate wood flooring, LED downlighting, door giving access to airing cupboard housing ' MEGAFLOW ' hot water cylinder with pressurised cylinder, slatted shelving over, double doors to storage cupboard with hanging space shelf, electric trip switches.

Door off entrance hall to:

## LIVING/DINING ROOM
**14'6" x 10'11" (4.42 x 3.35)**
Double glazed windows to the front having a favoured southerly aspect with views of The River Adur, glimpses of The South Downs, double panelled radiator, opening to the kitchen, laminate wood flooring, LED downlighting.

Door off entrance hall to:

## KITCHEN
**10'10" x 9'2" (3.32 x 2.81)**
Comprising 1 1/4 UPVC sink unit with mixer tap inset into granite effect worktop, slow closing storage cupboard under, tray space to the side, space and plumbing for washing machine to the side, granite effect backsplash, display shelving over, storage cupboard to the side with shelving, matching adjacent worktop with inset four ring electric hob, built in ' ELECTROLUX ' electric oven under, drawers and cupboards to the side, matching backsplash, stainless steel backsplash, stainless steel canopied extractor hood over, further adjacent matching worktop, range of drawers and cupboard under, matching backsplash, complimented by matching wall units over, space for vtall fridge/freezer to the side, laminate wood flooring, LED downlighting.

Door off entrance hall to:

## BEDROOM 1
**15'8" x 11'5" (4.79 x 3.48)**
Twin double glazed French doors to the front having a favoured southerly aspect with views of The River Adur, glimpses of The South Downs, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

## BEDROOM 2
**13'11" x 9'2" (4.25 x 2.81)**
Double glazed windows to the front having a favoured southerly aspect with views of The River Adur, glimpses of The South Downs, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

## SHOWER ROOM
Comprising floating vanity unit sink unit with mixer tap, two drawers under, floating low level wc, heated hand towel rail, double mirrored door medicine cabinet, LED downlighting, extractor fan, step in fully tiled shower area with built in shower with rainfall style shower head with separate shower attachment, shower seat, glass shower screen.

Twin double glazed French doors off the lounge to:

## BALCONY
**36'6" x 4'6" (11.15 x 1.38)**
Having a favoured southerly aspect with views of The River Adur, glimpses of The South Downs, with steel handrail, laid to decking.

## UNDERGROUND PARKING SPACE
No: 41

## LEASEHOLD - OUTGOINGS
999 years (less 10 days) from and including 1 January 2004 - 977 YEARS REMAINING

MAINTENANCE - APPROX. £1,800 PER ANNUM

GROUND RENT - APPROX. - £100 PER ANNUM



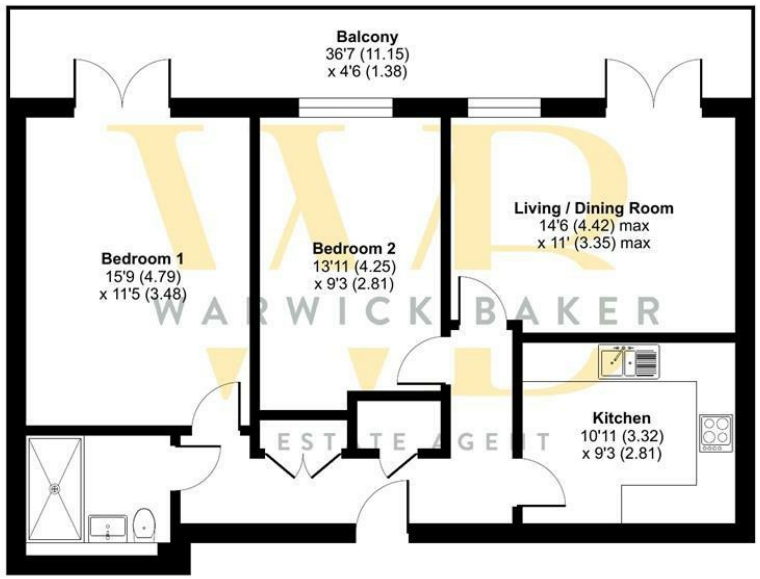




## Falconers Court, Little High Street, Shoreham-by-Sea, BN43

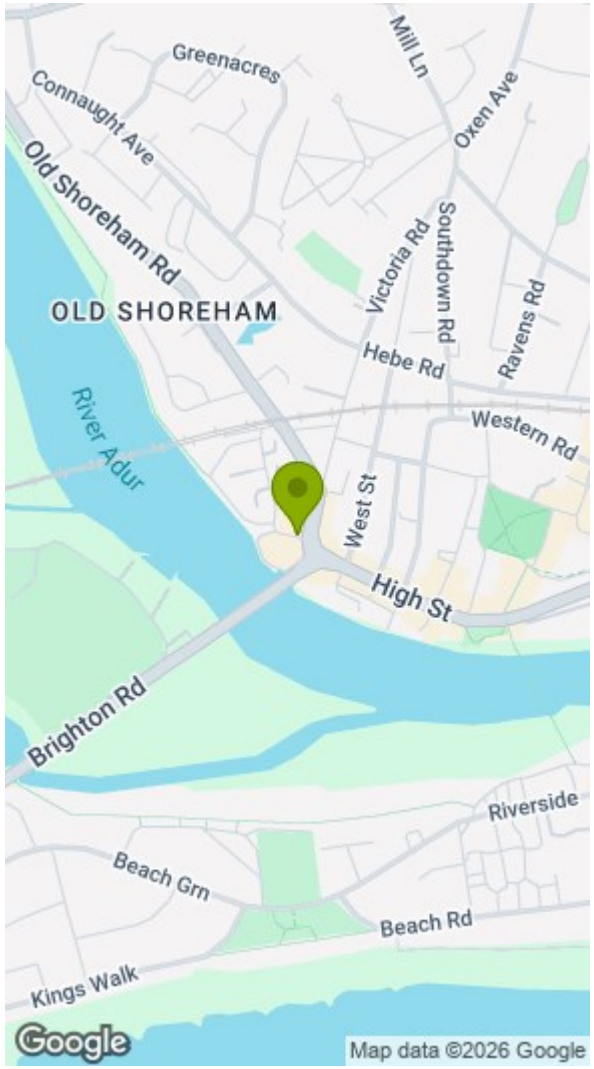
Approximate Area = 760 sq ft / 70.6 sq m

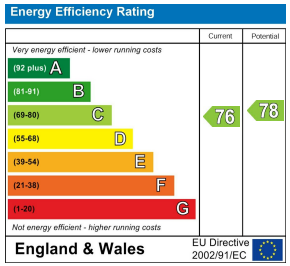
For identification only - Not to scale

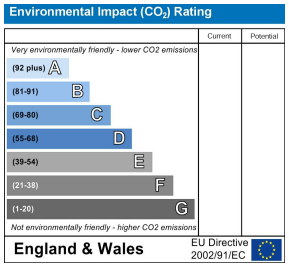



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1376020




**Disclaimer**

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate