



Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6RT





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£555,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS FOURTH FLOOR PURPOSE BUILT FLAT, NEWLY BUILT CIRCA. 2018. LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE THE DEVELOPMENT IS WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE AND THE MAINLINE RAILWAY STATION. THE FLAT BENEFITS FROM USE OF A PASSENGER LIFT, ENTRANCE HALL, THREE BEDROOMS, TRIPLE ASPECT LOUNG/OPEN PLAN KITCHEN, TWO PRIVATE BALCONIES, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND SECURE UNDER GROUND ALLOCATED PARKING SPACE. NO UPWARD CHAIN.

- PASSENGER LIFT
- OPEN PLAN KITCHEN
- UNDER GROUND PARKING
- ENTRANCE HALL
- FAMILY BATHROOM
- NO UP WARD CHAIN
- 3 BEDROOMS
- EN=SUITE SHOWER TO MAIN BEDROOM
- SOUTH FACING LOUNGE
- TWO PRIVATE BALCONIES

Front door leading to:

ENTRANCE HALL

Door off entrance hall to walk in storage cupboard.

Door off entrance hall to:

LOUNGE/OPEN PLAN KITCHEN

26'6 x 13'8 (8.08m x 4.17m)

With range of double glazed windows to the front and sides having a triple aspect, southerly, easterly and westerly with direct views of The River Adur and distant views of The English Channel, two double panelled radiators, kitchen area comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect rolled edge work top, built in electric hob to the side, electric oven under, range of drawers and cupboards to the side, built in integrated dish washer to the side, built in integrated washing machine to the side, matching granite effect back splash with tiling over, complimented by matching wall units over, stainless steel and glass extractor hood to the side, matching adjacent work top with storage cupboard below, built in fridge and freezer to the side, laminate wood flooring, spot lighting.

Sliding double glazed patio door off lounge to:

EAST FACING BALCONY

Having an easterly aspect with direct views of The River Adur and distant views of The English Channel, aid to wood decking enclosed by steel hand rail and glass panelling.

Sliding double glazed patio door off lounge to:

WEST FACING BALCONY

Having a westerly aspect with direct views of The River Adur and distant views of The English Channel, laid to wood decking enclosed by steel hand rail with glass panelling.

Door off entrance hall to:

BEDROOM 1

16'4 x 15'10 (4.98m x 4.83m)

Being of irregular shape, double glazed door giving access to the west facing balcony, having a favoured southerly aspect to the front with direct views of The River Adur and distant views of The English Channel, double panelled radiator spot lighting.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM

Being fully tiled, comprising shower cubicle with built in shower and separate shower attachment, sliding shower door, pedstal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, spot lighting.

Door off entrance hall to:

BEDROOM 2

Double glazed windows to the front having a favoured

southerly aspect with direct views of The River Adur and distant views of The English Channel, double panelled radiator, spot lighting.

Door off entrance hall to:

BEDROOM 3

10'6 x 7'6 (3.20m x 2.29m)

Double glazed windows to the front having a favoured southerly aspect with direct views of The River Adur and distant views of The English Channel, double panelled radiator, spot lighting.

Door off entrance hall to:

FAMILY BATHROOM

Being fully tiled, comprising panel bath with mixer tap and separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, extractor fan, spot lighting.

OUTGOINGS

MAINTENCE:- £1700 PER ANNUM

GROUND RENT:- £350 PER ANNUM

LEASE:- 125 YEARS FROM 01/01/18

PARKING SPACE

Secure underground allocated parking space.





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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC