



MARINER POINT, PHASE ONE Mariners Point, Brighton Road

11 Chichester, Brighton BN1 4RT

*Warwick* **BAKER**

Valuers, Estate Agents & Chartered Surveyors



## MARINER POINT, PHASE ONE Mariners Point, Brighton Road | | Shoreham by

£315,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

Warwick Baker Estate Agents are delighted to offer a selection of one, two & three bedroom new purpose built apartments. The flats benefit from living rooms with private balconies affording views over the River Adur towards the sea, white gloss kitchens, quality bathrooms, audio entry phone system and passenger lift

- OPEN PLAN LOUNGE/KITCHEN
- 2 BEDROOMS
- DIRECT RIVER VIEWS
- BALCONY
- EN-SUITE TO BEDROOM 1
- KITCHEN
- BATHROOM
- ROOF TERRACE
- ALLOCATED PARKING SPACE

## PHOTOGRAPHS

PLEASE NOTE ALL INTERNAL PHOTOS WERE TAKEN IN THE 4TH FLOOR 2 BED. SHOW FLAT.

## FRONT DOOR LEADING TO ENTRANCE HALL

16'3" x 12'8" (4.96 x 3.87)

door giving access to walk in storage cupboard.

Door off entrance hall to:

## OPEN PLAN LOUNGE/KITCHEN

19'4" x 11'7" (5.91 x 3.55)

having a triple aspect, floor to ceiling double glazed windows to the side having an easterly aspect with views of the River Adur, views of the South Downs, views along the coast to Brighton, double glazed windows, sliding double glazed patio door to the front having a favoured southerly aspect with direct views of the River Adur, views of the English Channel, views along the coast to Brighton.

## BALCONY

16'4" x 6'6" (5 x 2)

access gained via lounge, laid to wood decking enclosed by steel and glass balustrade having a favoured southerly aspect with direct views of the River Adur, views of the English Channel, views along the coast to Brighton.

## KITCHEN AREA

comprising stainless steel 1 1/4 bowl stainless steel sink unit, with contemporary style mixer tap inset into granite effect roll edge worktop with storage cupboard under, built in integrated Beko dishwasher to the side, built in integrated Beko washer/dryer to the side, tiled splashback, double

glazed window to the side having a westerly aspect with direct views of the River Adur, views of the New Shoreham Footbridge, views of the English Channel, matching adjacent worktop with inset Beko four ring electric hob with Beko electric oven under, slow closing drawers and cupboards to the side, tiled splashback complemented by matching wall units over, stainless steel and glass extractor hood with downlighting, built in integrated Beko fridge and Beko freezer to the side, security door entry phone system, double glazed windows, sliding double glazed patio door giving access to rear roof terrace.

## REAR ROOF TERRACE

39'4" x 22'11" (12 x 7)

laid to wood decking enclosed by steel and glass balustrade having panoramic views of central Shoreham, St Mary de Haura church, Lancing College, views of the South Downs, views of the River Adur, views of the English Channel, views along the coast to Brighton.

Door off entrance hall to:

## BEDROOM 1

13'1" x 10'9" (4.01 x 3.3)

double glazed windows to the rear with panoramic views of Shoreham, views of St Mary de Haura, views of Lancing College, views of the South Downs.

Door off bedroom 1 to:

## EN SUITE

( NOT FITTED YET )

## BEDROOM 2

12'4" x 8'0" (3.76 x 2.46)

double glazed windows to the front having a favoured southerly aspect with views of the River Adur, views of the English Channel, views along the coast to Brighton.

Door off entrance hall to:

## BATHROOM

being fully tiled comprising panelled bath with contemporary style 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, stainless steel LED downlighting.

## LEASE

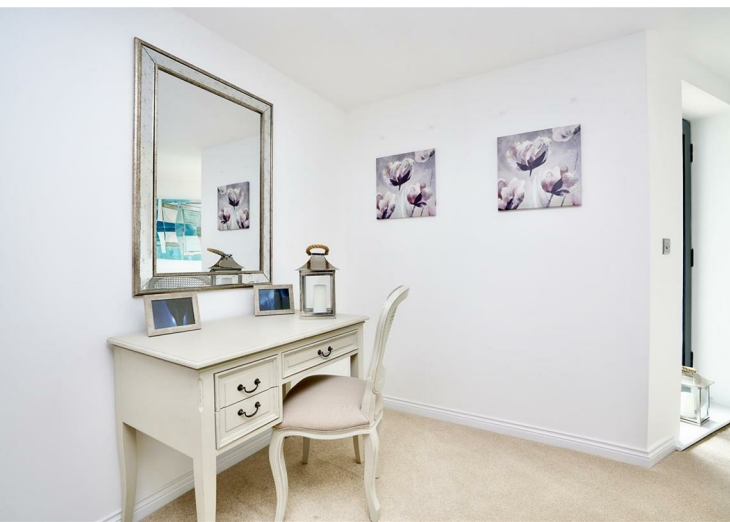
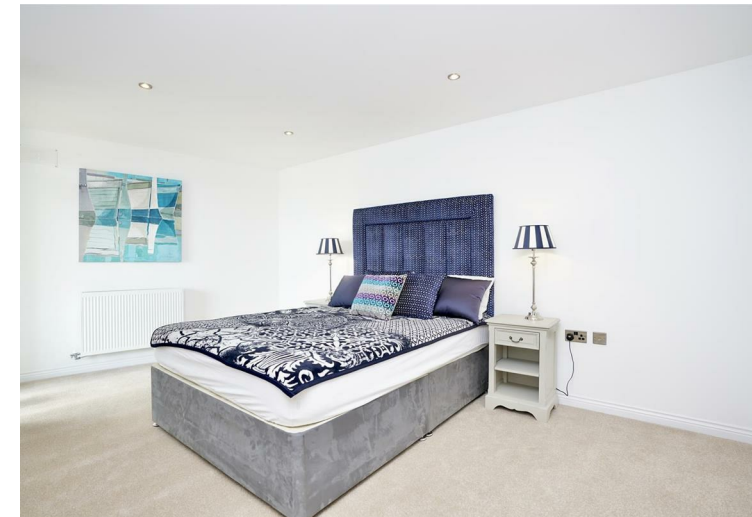
125 years


MAINTENANCE £1,450 PER ANNUM

GROUND RENT £250 PER ANNUM


## HELP TO BUY


The Help to Buy Scheme is available for this development.




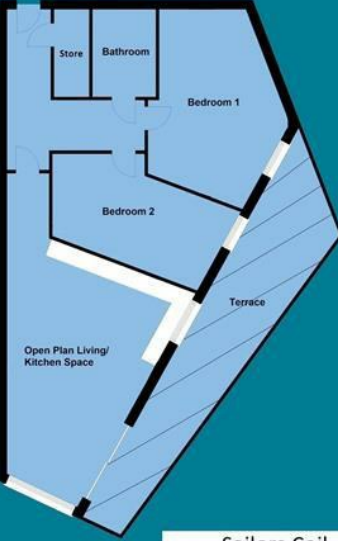

**BRITISH PROPERTY AWARDS 2018-2019**  
Letting Agent for Shoreham-by-Sea

**REQUEST AN AWARD WINNING VALUATION**  
TO SEE HOW MUCH YOUR PROPERTY IS WORTH

  
**01273 461144**








**Fisherman's Knot**  
730 sq' (67.8m<sup>2</sup>)

Bedroom 1  
16'10" x 10'0" (5.1m x 3.0m)

Bedroom 2  
14'4" x 8'6" (4.35m x 2.6m)

Living/Kitchen/Dining  
14'4" x 14'0" (4.35m x 4.25m)

Bathroom  
8'0" x 5'6" (2.4m x 1.7m)



**Sailors Coil**  
741 sq' (68.9m<sup>2</sup>)

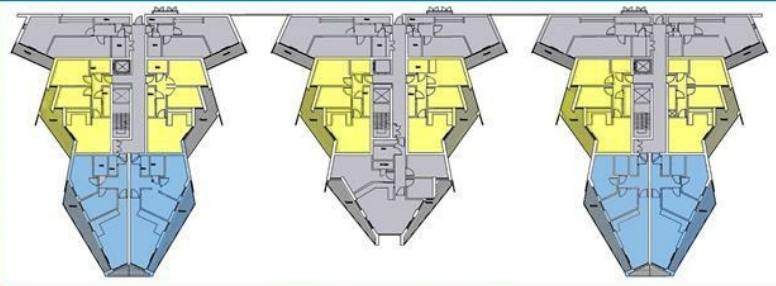
Bedroom 1  
13'1" x 9'6" (4.0m x 2.9m)

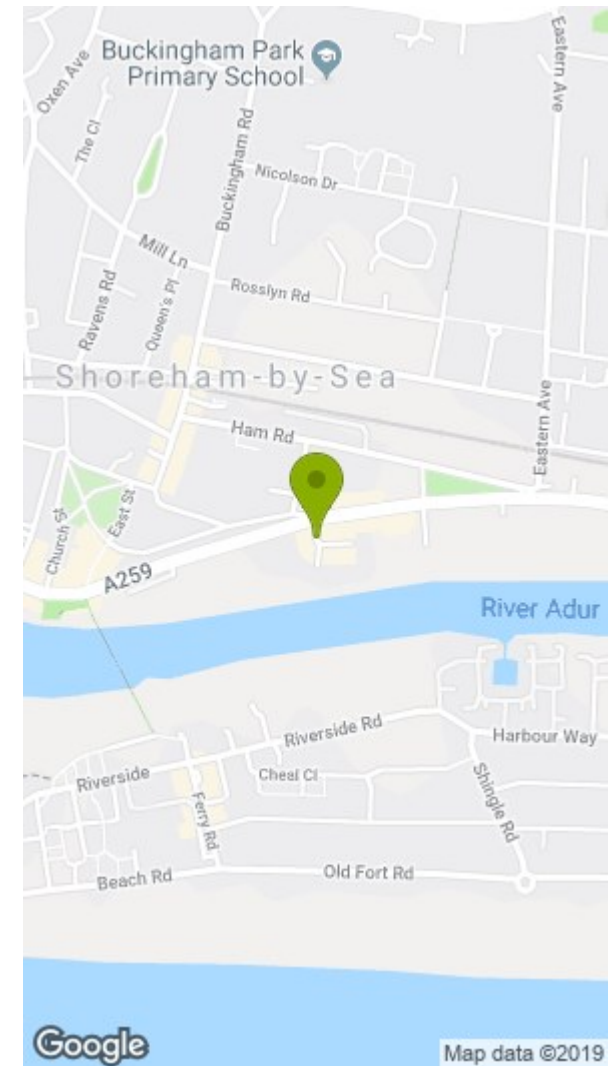
Bedroom 2  
12'7" x 9'0" (3.85m x 2.75m)


Living/Kitchen/Dining  
22'3" x 13'9" (6.8m x 4.2m)

Bathroom  
8'0" x 5'6" (2.4m x 1.7m)

Measurements Approximate And For Display Purposes Only





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