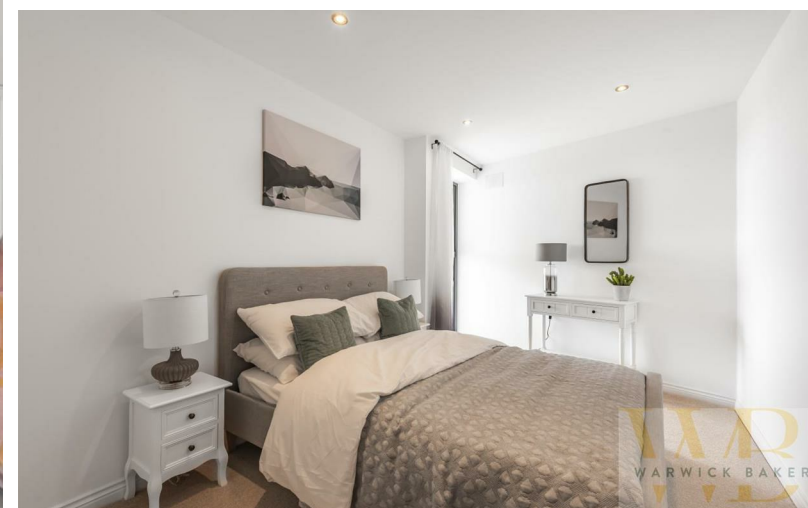




PHASE 3 - WEST TOWER - 65 Mariner Point Brighton Road |  
Cheriton By Sea BN1 4EDU

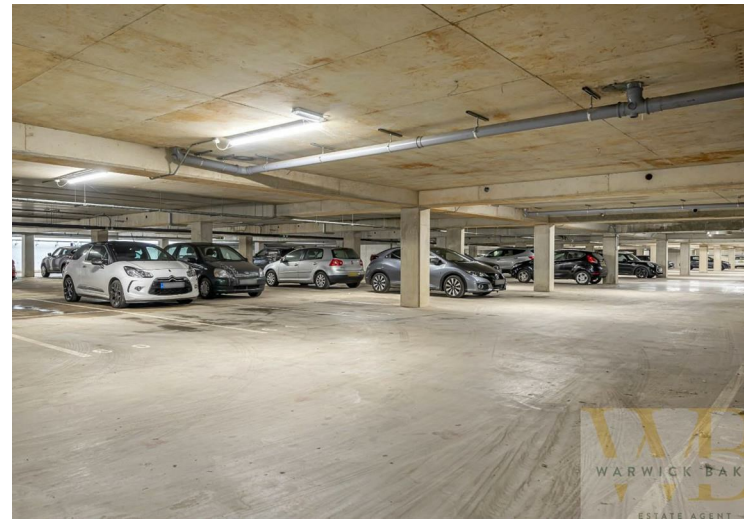




PHASE 3 - WEST TOWER - 65 Mariner Point Brighton Road | | Shoreham-By-

£355,000

- LUXURY NEW BUILD APARTMENT
- DIRECT RIVER VIEWS
- MODERN CONTEMPORARY FINISH
- 10 YEAR GUARANTEE
- SOUTHERLY ASPECT BALCONY
- CLOSE TO MAINLINE RAILWAY STATION
- AUDIO ENTRY SYSTEM
- LIFT TO ALL FLOORS
- SECURE UNDERGROUND PARKING
- 01273 461144



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 WARWICK BAKER  
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Help to Buy

**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 8'0" (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



**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 <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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                       |                         |
| England & Wales   | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |