



PHASE 3 - WEST TOWER - 62 MARINER POINT Brighton

Deed 1, Sherman Dr, Coe 1BN42 CD11





## PHASE 3 - WEST TOWER - 62 MARINER POINT Brighton Road | | Shoreham-

£345,000

\*\*\* £345,000 \*\*\*

PHASE 3 - WEST TOWER - VIEWS OF SHOREHAM, THE RIVER AND FOOTBRIDGE

FISHERMANS KNOT 730 SQ FT - 2 BEDROOMS - FIFTH FLOOR - EASTERLY ASPECT

RIVER FRONT DEVELOPMENT WITH STUNNING VIEWS - CALL NOW FOR MORE DETAILS 01273 461144

\*\*\* PLEASE NOTE THE PHOTOS ARE OF THE SHOW FLAT AND MAY NOT BE THIS PARTICULAR PLOT \*\*\*



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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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
(54-68) <b>D</b>		(54-68) <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