

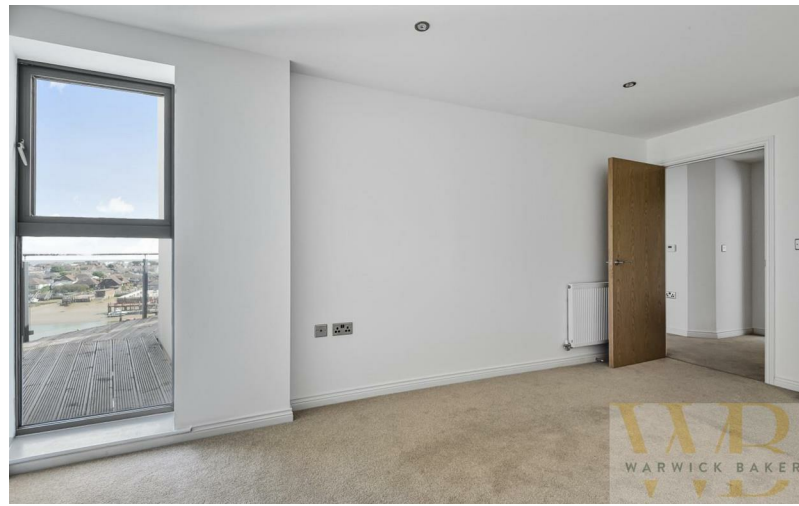


38 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43

ED1



ESTATE AGENT



## 38 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6DH

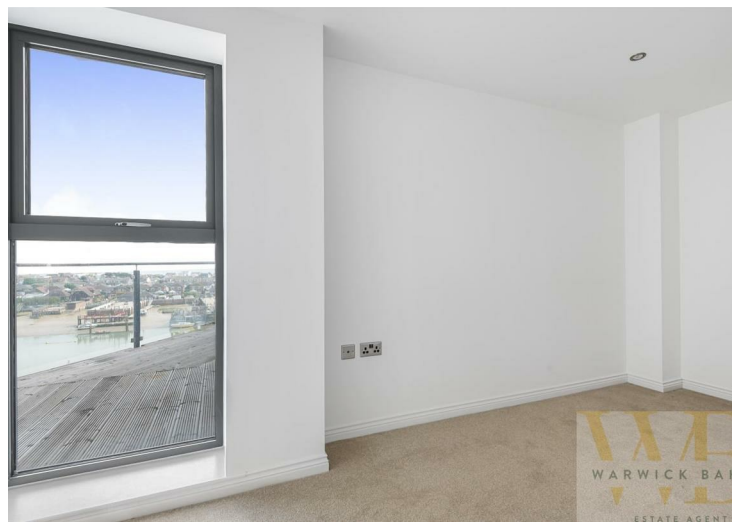
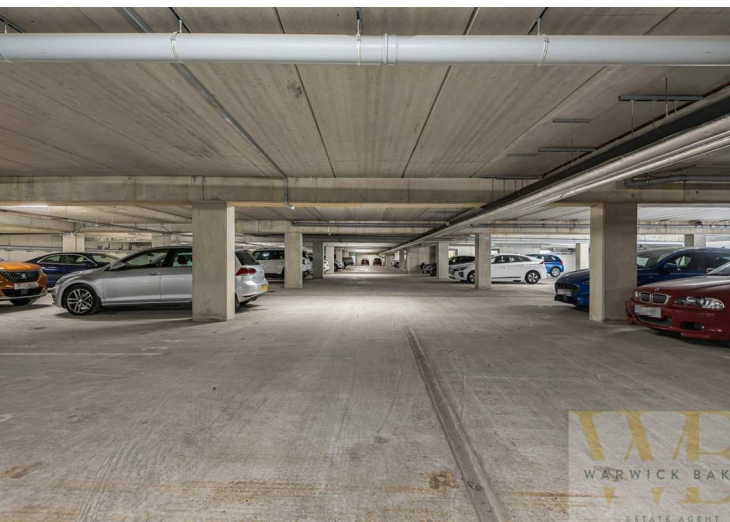
£350,000

\*\*\* £350,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 2 DOUBLE BEDROOM APARTMENT ON THE FIRST FLOOR WITH SOUTH EASTERLY ASPECT BALCONY AND RIVERS VIEWS. THE PROPERTY IS AVAILABLE NOW AND HAS BASEMENT PARKING FOR ONE CAR.

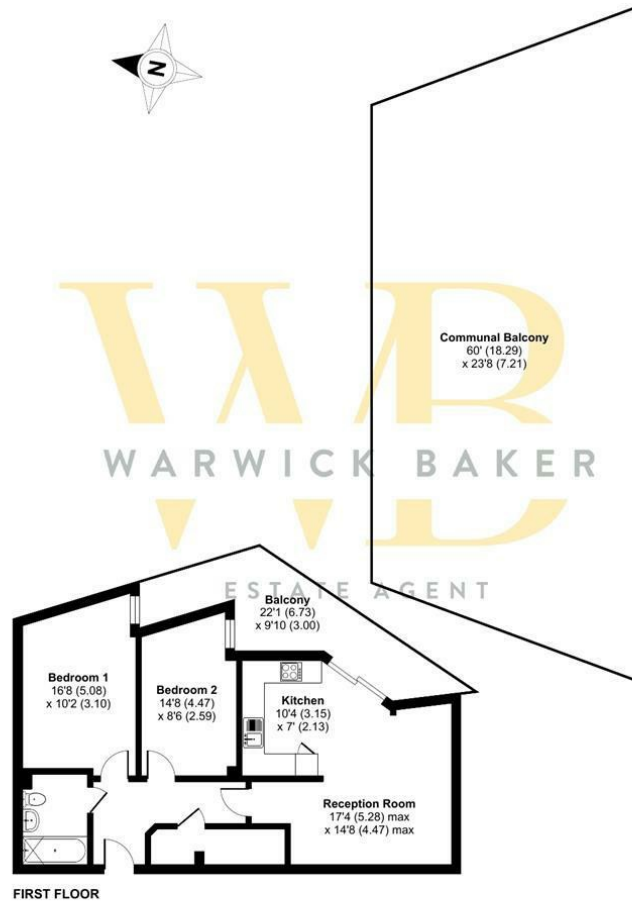
FISHERMAN'S KNOT 730 SQ FT - 2 BEDROOMS - FIRST FLOOR - EASTERLY ASPECT

- 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



# Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 734 sq ft / 68 sq m  
For identification only - Not to scale



FIRST FLOOR

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchecorn 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 851136



## 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			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	