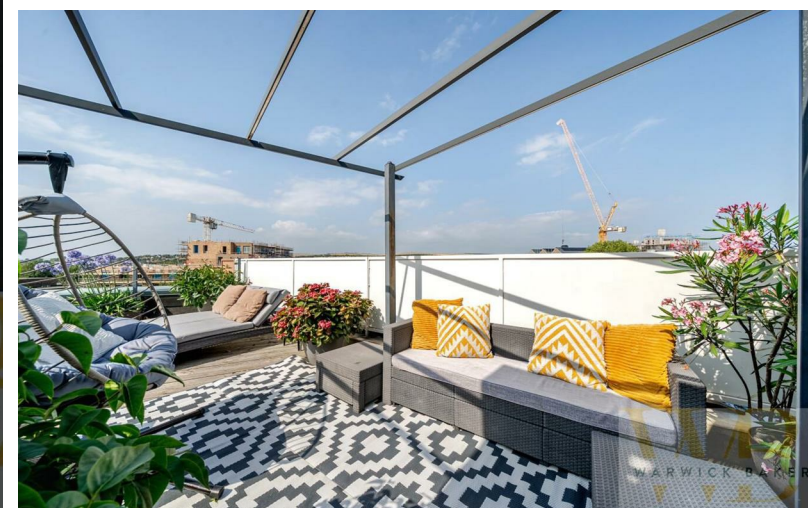




Flat 123 Mariner Point Brighton Road | | Shoreham-By-Sea  
BN14 6DU



ESTATE AGENT



## Flat 123 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6DH

£500,000

\*\*\* £500,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TRULY UNIQUE PENTHOUSE APARTMENT NESTLED ON THE TRANQUIL RIVER ADUR IN THE CHARMING SHOREHAM BY SEA.

MARINER POINT IS A SPECTACULAR MODERN DEVELOPMENT COMPLETED IN 2019, JUST A MINUTE'S STROLL FROM THE VIBRANT SHOREHAM TOWN CENTRE. ENJOY AN IDEAL LOCATION NEXT TO THE SUSSEX YACHT CLUB AND THE CONVENIENT FOOTBRIDGE LEADING YOU STRAIGHT TO THE STUNNING BEACH.

- UNIQUE PENTHOUSE APARTMENT
- TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE
- BASEMENT CARPARKING
- MARINER POINT DEVELOPEMNT
- MODERN KITCHEN WITH ISLAND
- OWNER SUITED - PLEASE CALL TO VIEW - 01273 461144
- ON THE RIVER NEXT TO THE FOOTBRIDGE
- SOUTHERLY ASPECT TERRACE WITH RIVER VIEWS
- DUAL-ASPECT 20' X 15'3" OPEN PLAN LIVING ROOM / KITCHEN
- 24'7" X 19'8" TERRACE WITH COUNTRYSIDE VIEWS

## LEASEHOLD - OUTGOINGS

LEASE REMAINING – 125 years  
from and including 1 January 2018 –  
117 YEARS

GROUND RENT – £300 PER  
ANNUM

MAINTENANCE – £3,000 PER  
ANNUM APPROX.

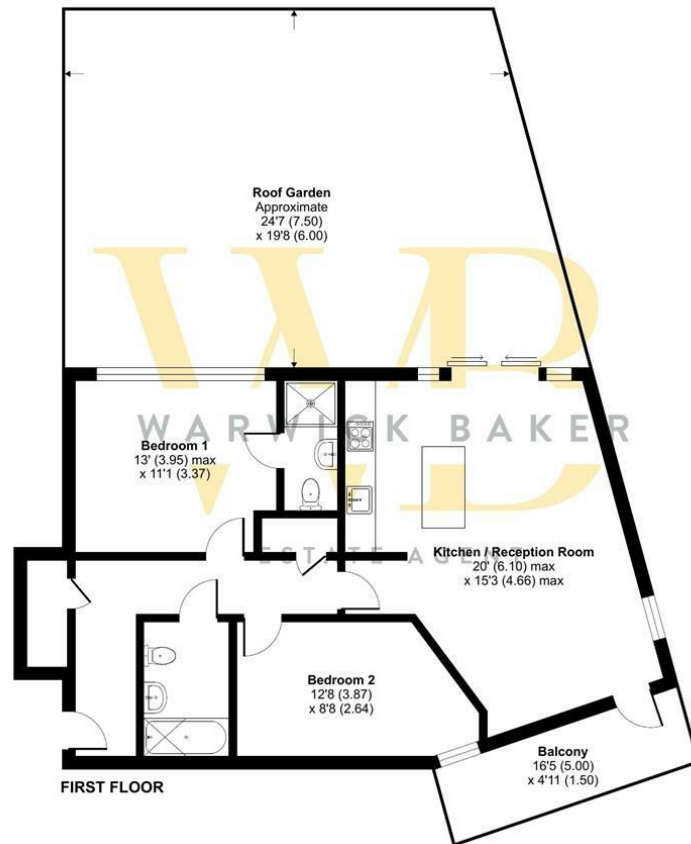
## PARKING SPACE

No: 54

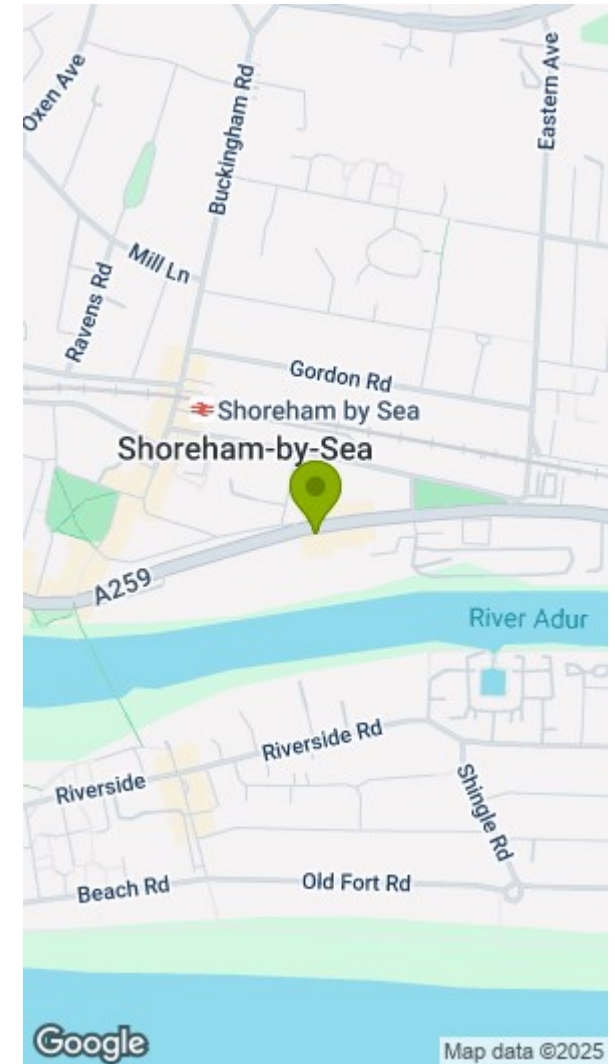


# Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 851 sq ft / 79 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1329440. ©richcom 2025.



## 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	