



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





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

£395,000

\*\*\* £395,000 \*\*\*

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

FISHERMAN'S KNOT 730 SQ FT - 2 BEDROOMS - FOURTH FLOOR WITH LIFT - SOUTH WESTERLY ASPECT - BASEMENT PARKING FOR ONE CAR.

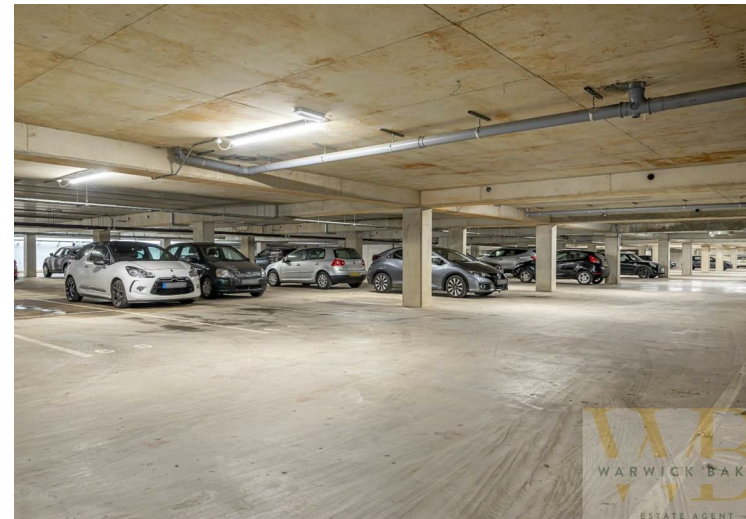
RIVER FRONT DEVELOPMENT WITH STUNNING VIEWS - CALL NOW FOR MORE DETAILS 01273 461144

## LEASEHOLD

LEASE - REMAINDER OF A 125  
YEAR LEASE

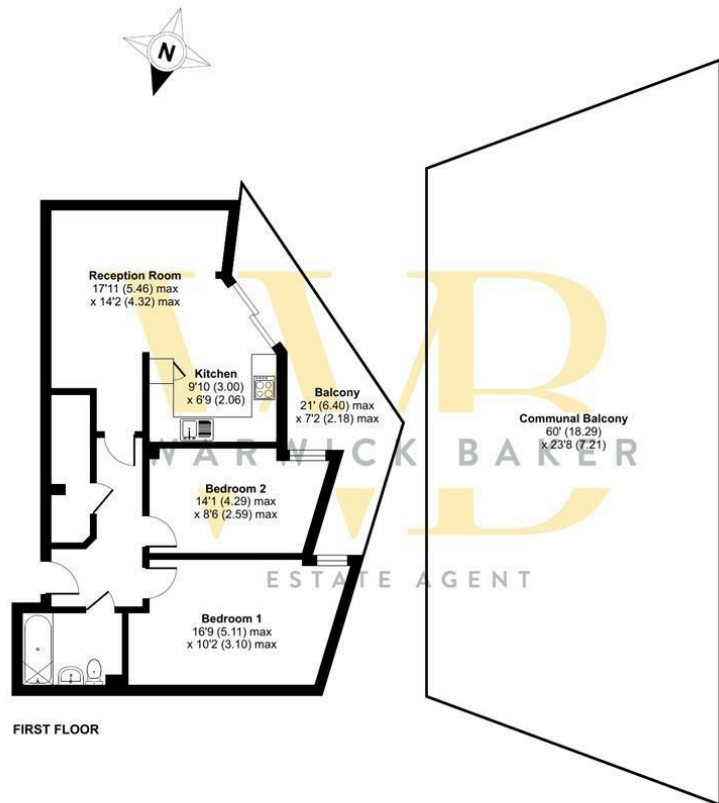
MAINTENANCE - £1,450 PER  
ANNUM

GROUND RENT - £250 PER  
ANNUM

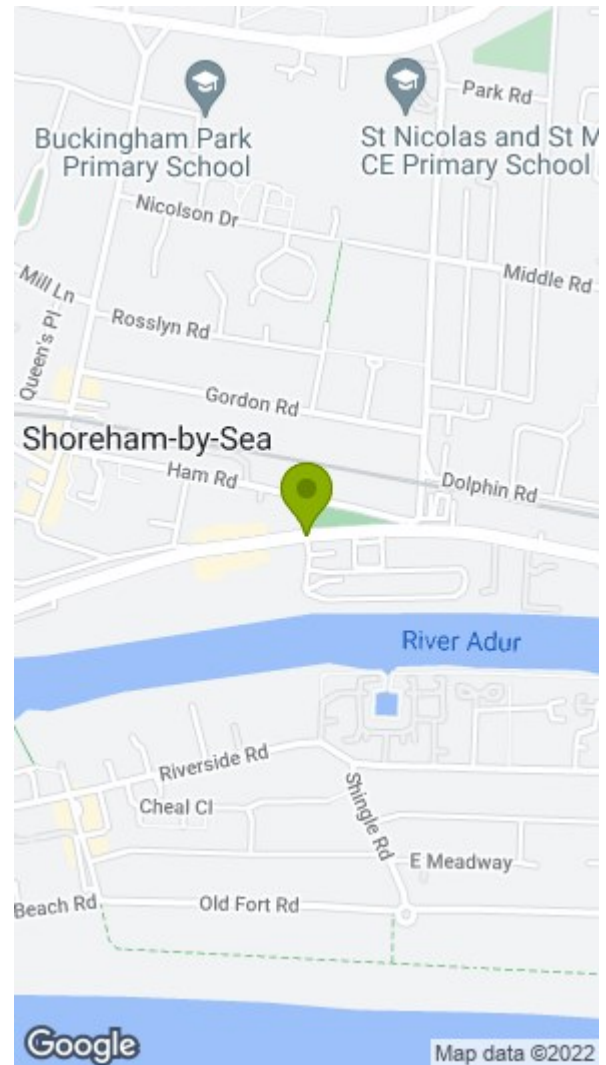


# Brighton Road, Shoreham-by-Sea, BN43

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



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 851141



## 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	