Flat 121, Mariner Point 83, Brighton Road | | Shoreham-By-Sea | BN43 6DU

WARWICK BAKER
ESTATE AGENT

# Flat 121, Mariner Point 83, Brighton Road | | Shoreham-By-Sea | BN43 6DH

£360,000

*** £360,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS FOUTH FLOOR RIVERSIDE APARTMENT LOCATED IN THE TOWN CENTRE MINUTES FROM THE SHOPS, BARS, RESTAURANTS AND MAINLINE RAILWAY STATION.

THE PROPERTY CONSISTS OF A LARGE OPEN PLAN LIVING / DINING / KITCHEN OPENING OUT ONTO A GENEROUS SOUTH WESTERLY ASPECT BALCONY, TWO DOUBLE BEDROOMS, BATHROOM AND STORAGE. THERE IS A LIFT TO ALL FLOORS AND SECURED PARKING IN THE BASEMENT FOR ONE CAR.

- 2 BED LUXURY TOWN CENTRE APARTMENT
- LARGE SOUTH WESTERLY BALCONY
- SECURED BASEMENT PARKING
- DIRECT RIVER VIEWS
- CLOSE TO MAINLINE RAILWAY STATION
- CALL NOW TO VIEW 01273 461144
- MODERN CONTEMPORARY FINISH
- AUDIO ENTRY SYSTEM
- REMAINDER OF A 10 YEAR GUARANTEE
- LIFT TO ALL FLOORS

## COMMUNAL ENTRANCE
Stairs and Lift to al floors, entry phone system.

## ENTRANCE HALL
Doors giving access to all rooms, walk in storage cupboard

## OPEN PLAN LIVING / DINING / KITCHEN
**18'2 x 17'6 (5.54m x 5.33m)**
Kitchen - Range of wall and base units, work surfaces, inset induction hob, extractor over, oven under, inset sink unit, integrated fridge/freezer, dish washer and washing machine.

Sliding patio doors leading out to

## BALCONY
Being of South Westerly aspect with stunning views of the River Adur and across to Shoreham Beach.

## BEDROOM ONE
**16'9 x 10'2 (5.11m x 3.10m)**
Southerly aspect window with River views.

## BEDROOM TWO
Southerly aspect window with River views.

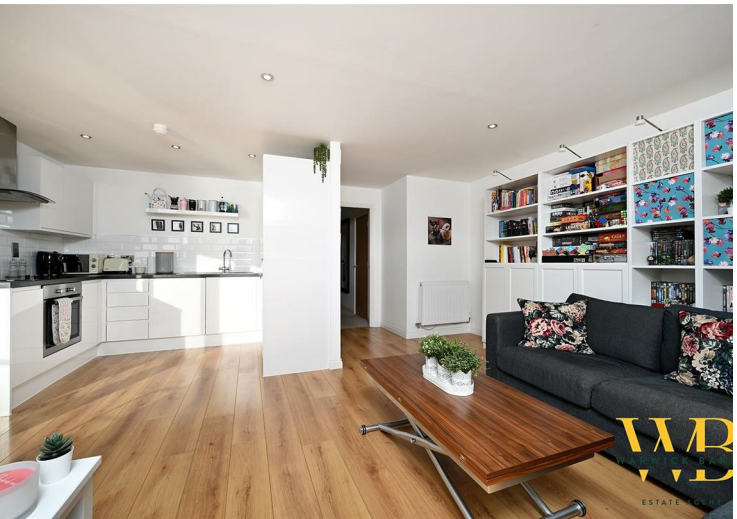
## BATHROOM
Matching suite, bath with shower attachement, pedestal wash hand basin, W.C.

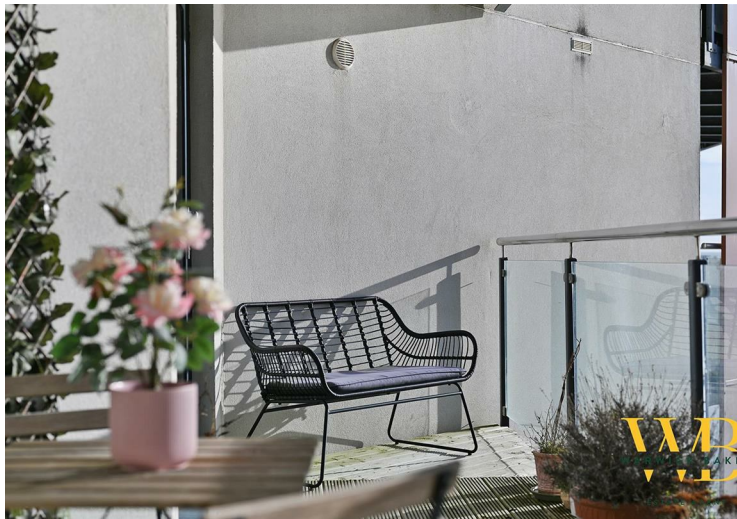
## BASEMENT PARKING
There is secure parking in the Basement accessed via Surry Hard, doors to both Lift and Stairs.

## LEASEHOLD
125 Years From And Including 1 January 2018 - 120 Years

Ground Rent - £250 PA

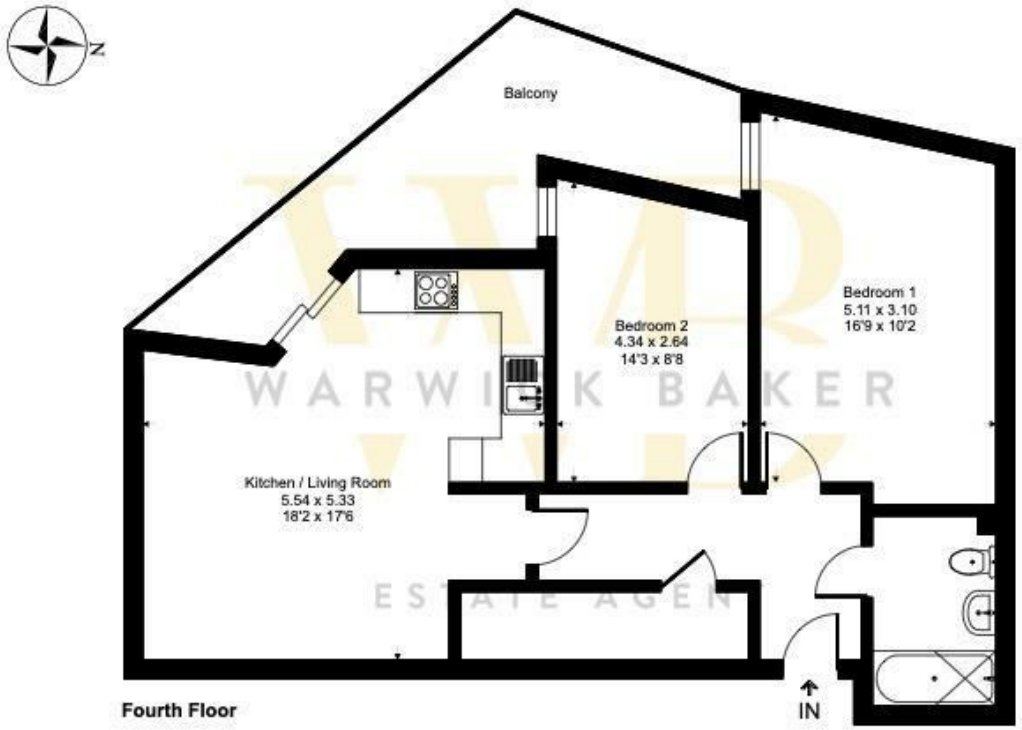
Maintenance - £1450 PA





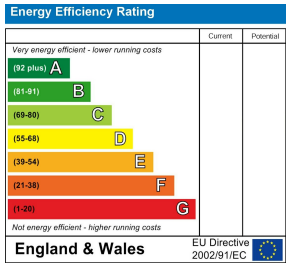
# Marina Point, BN43

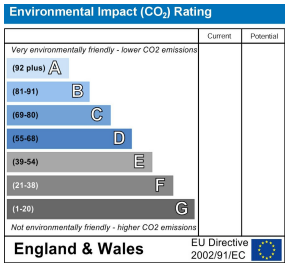
Approximate Gross Internal Area = 70 sq m / 751 sq ft




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Warwick Baker




**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