Flat, 71, Mariner Point 83, Brighton Road | | Shoreham-By-Sea
BN43 6DU

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £249,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS ONE BEDROOM APARTMENT ON THE RIVER ADUR.

LOCATED MINUTES AWAY FROM SHOREHAM TOWN CENTRE, THE FOOT BRIDGE AND THE BEACH THIS MODERN FIRST FLOOR FLAT OFFERS SPACIOUS ACCOMODATION WITH STUNNING VIEWS OF THE RIVER.

THE PROPERTY BENIFITS FROM AN OPEN PLAN SOUTHERLY ASPECT LIVING / DINING / KITCHEN WITH A BALCONY AND RIVER VIEWS, ONE DOUBLE BEDROOM, BATHROOM, PERMIT PARKING, LIFT AND REMAINDER OF A 10 YEAR WARRANTY.

- MARINER POINT
- TOWN CENTRE LOCATION
- 01273 461144
- STUNNING RIVER VIEWS
- REMAINDER OF 10 YEAR WARRANTY
- ONE BEDROOM APARTMENT
- WALKING DISTANCE TO MIANLINE STATION
- PERMIT PARKING
- PLEASE CALL TO VIEW

COMMUNAL ENTRANCE
Entry phone system, stairs or lift to First Floor.

ENTRANCE HALL
Door to front, doors to Bathroom, Storage / Utility cupboard, door to

OPEN PLAN RECEPTION ROOM
23'7 x 14'4 (7.19m x 4.37m)

KICTHEN / BREAKFAST AREA
Moder range of wall and base units, work surfaces, inset sink unit, inset hob, oven under, extractor over, intergrated dish washer, fridge and freezer.

LIVING AREA
Southerly aspect views over the River Adur, sliding patio doors to a large balcony.

BEDROOM
20'10 x 9' (6.35m x 2.74m)
Southerly aspect room with floor to ceiling window with views of the River Adur.

BATHROOM
Modern matching suite, panel enclosed bath with shower over, wash hand basen, W.C.

OUTSIDE
Communal gardens.

PARKING
There is permit parking at the front of the building.

LEASEHOLD / SERVICE CHARGES
LEASE - 125 YEARS FROM 1ST JANUARY 2018

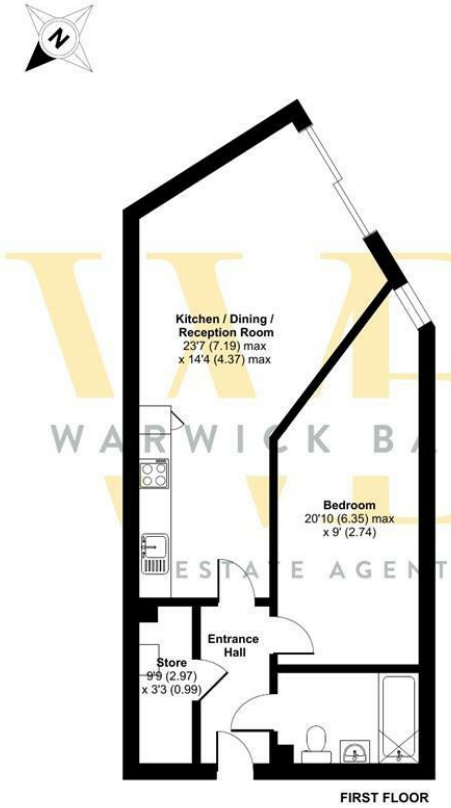
GROUND RENT £150 PER ANNUM

MAINTENANCE - £1,600 PER ANNUM - INCLUDES CENTRAL HEATING AND HOT WATER

Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 620 sq ft / 57.5 sqm

For identification only - Not to scale



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RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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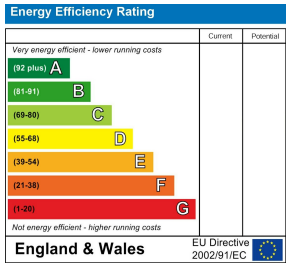

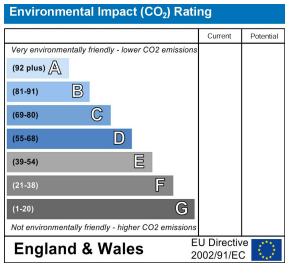

Disclaimer

* 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

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