70 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6DU

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £450,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TOP FLOOR PENTHOUSE APARTMENT MARINER POINT, ON THE RIVER ADUR.

OFFERED WITH NO CHAIN THE PROPERTY CONSISTS OF AN OPEN PLAN LIVING / DINING KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND SOUTH WESTERLY FACING BALCONY WITH STUNNING VIEWS ACROSS THE RIVER, OUT TO SEA AND BACK ACROSS SHOREHAM AND THE SOUTH DOWNS.

COMMUNAL ENTRANCE
Entry phone system, stairs and lift to the top floor.

ENTRANCE HALL
Doors giving access to both Bedrooms, Living / Dining / Kitchen, Bathroom and Storage Cupboard.

LIVING / DINING ROOM
17'11 x 14'2 (5.46m x 4.32m)
Open plan room.
Sliding patio doors leading out onto the Balcony.

KITCHEN
9'10 x 6'9 (3.00m x 2.06m)
Modern kitchen with extensive range of wall and base units, work surfaces, inset induction hob, extractor over, oven under, inset sink unit, integrated appliances including fridge/freezer, dishwasher and washing machine.
Sliding patio doors leading out onto the Balcony.

BEDROOM ONE
16'9 x 10'2 (5.11m x 3.10m)
Southerly aspect window with views of the River and out to sea.

BEDROOM TWO
14'1 x 8'6 (4.29m x 2.59m)
Southerly aspect window with views of the River and out to sea.

BATHROOM
Matching suite, panel enclosed bath, wash hand basin, low level W.C.

OUTSIDE

PRIVATE BALCONY
21' x 7'2 (6.40m x 2.18m)
South Westerly aspect with stunning views of the River, the beach and back over to Shoreham.

COMMUNAL TERRACE
66' x 23'8 (20.12m x 7.21m)
There is a communal terrace soley for the use of the occupants of the top floor.

COMMUNAL GARDENS

BASEMENT PARKING
There is allocated parking for one car in the secure basement.

LEASEHOLD
LEASE - REMAINDER OF A 125 YEAR LEASE

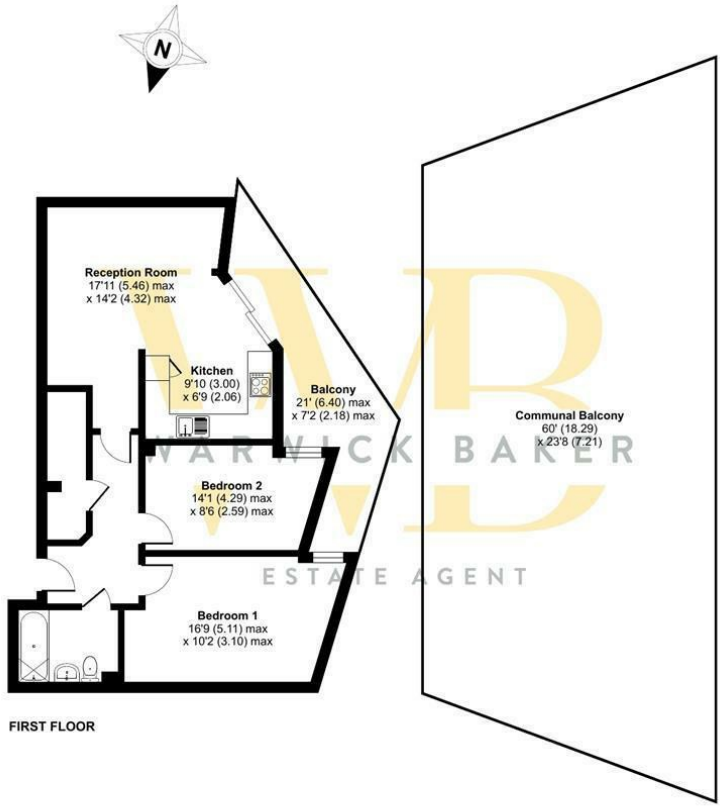
MAINTENANCE - £1,450 PER ANNUM

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

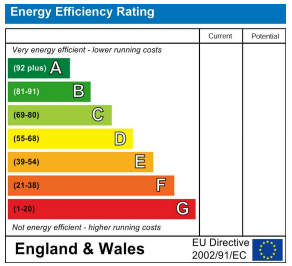


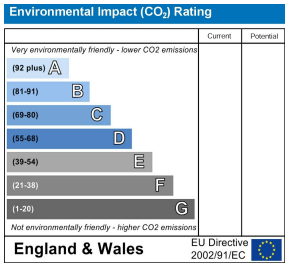
FIRST FLOOR

WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer

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