



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

EDU





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

£380,000

PHASE 2

FISHERMAN'S KNOT 730 SQ FT - 2 BEDROOMS - THIRD FLOOR - EASTERLY ASPECT

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

\*\*\* PLEASE NOTE THE PHOTOS ARE OF THE SHOW FLAT AND MAY NOT BE THIS PARTICULAR PLOT \*\*\*

- LUXURY NEW BUILD APARTMENT
- DIRECT RIVER VIEWS
- MODERN CONTEMPORARY FINISH
- 10 YEAR GUARANTEE
- SOUTHERLY ASPECT BALCONY
- CLOSE TO MAINLINE RAILWAY STATION
- AUDIO ENTRY SYSTEM
- LIFT TO ALL FLOORS
- SECURE UNDERGROUND PARKING
- 01273 461144

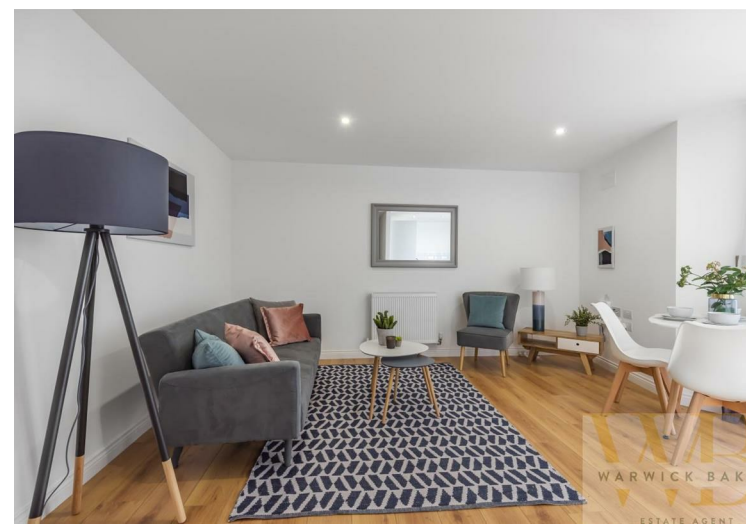
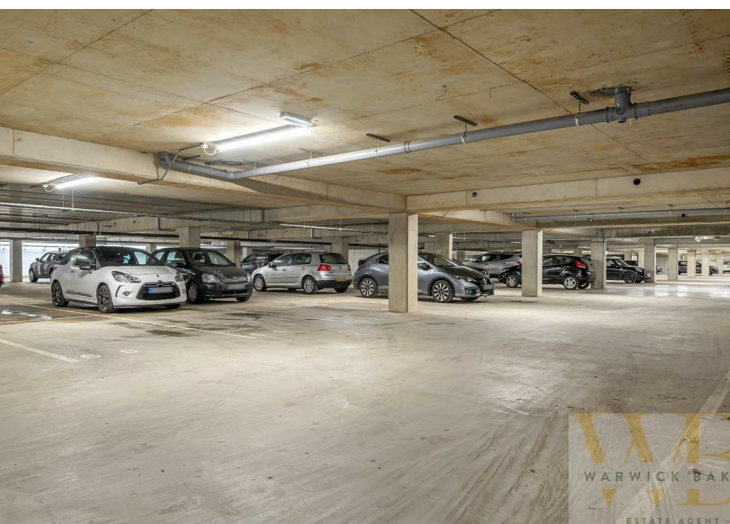
## LEASEHOLD

LEASE - REMAINDER OF A 125  
YEAR LEASE

MAINTENANCE - £1,450 PER  
ANNUM

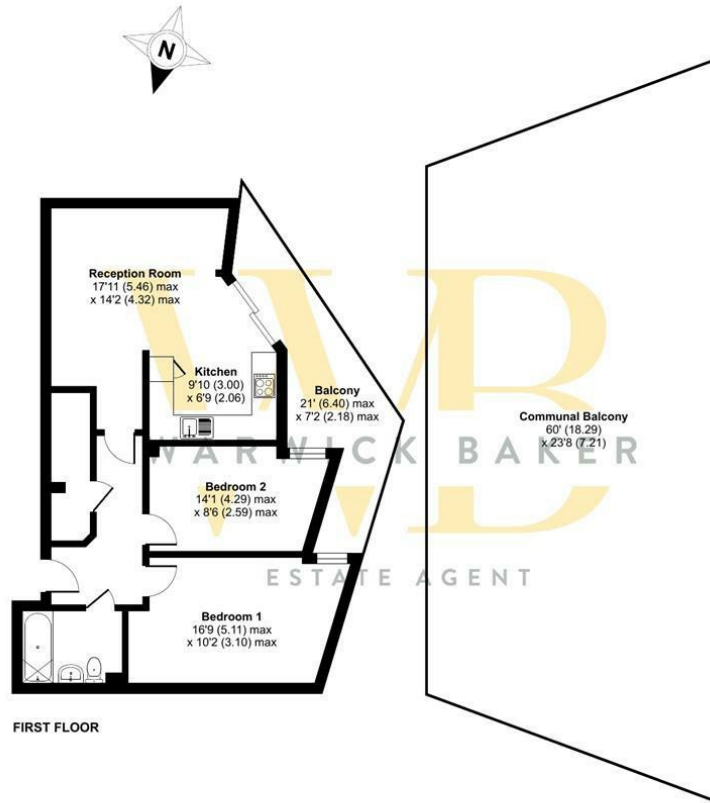
GROUND RENT - £250 PER  
ANNUM

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ANNUM



# Brighton Road, Shoreham-by-Sea, BN43

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



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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	