116 Mariner Point 83 Brighton Road | | Shoreham-By-Sea
| BN43 6DU |

WARWICK BAKER
ESTATE AGENT

116 Mariner Point 83 Brighton Road | | Shoreham-By-Sea | BN43 6DH

£265,000

*** £265,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 3RD FLOOR APARTMENT IN AN ESTABLISHED NEW DEVELOPMENT ON THE RIVER ADUR

THIS ONE DOUBLE BEDROOM APARTMENT HAS STUNNING SOUTH WESTERLY VIEWS OF THE RIVER AND IS IN EXCELLENT CONDITION.

WE ARE ONLY OFFERING TO INVESTMENT BUYERS / LANDLORDS AS THE PROPERTY IS TENANTED.

PLEASE CALL FOR MORE DETAILS - 01273 461144

- INVESTMENT BUYERS ONLY
- TOWN CENTRE LOCATION
- 01273 461144
- RIVER FRONT APARTMENT
- 3RD FLOOR
- ONE DOUBLE BEDROOM
- CURRENTLY TENANTED AT £995 PCM
- LARGE SOUTH/WEST BALCONY
- CALL NOW TO VIEW

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

ENTRANCE HALL
Doors to Utility cupboard, and Bathroom, opening to

KITCHEN AREA
Modern range of wall and base level units, inset induction hob, extractor over, oven under, integrated Fridge and Freezer, integrated Dishwasher, inset sink unit. Opening to

LIVING / DINING ROOM
26'3 x 14'5 (8.00m x 4.39m)
Being of a South Westerly aspect, with sliding patio doors out onto

BALCONY
With stunning views of the River Adur.

BEDROOM
26' x 8'11 (7.92m x 2.72m)
Westerly facing window with river views.

BATHROOM
Matching white suite, panel inclosed bath with shower attachement, pedestal wash hand basin, low level W.C.

UTILITY CUPBOARD
Space and plumbing for washing machine.

LEASEHOLD
LEASE - APROX 121 YEARS

GROUN RENT - £150 PER ANNUM

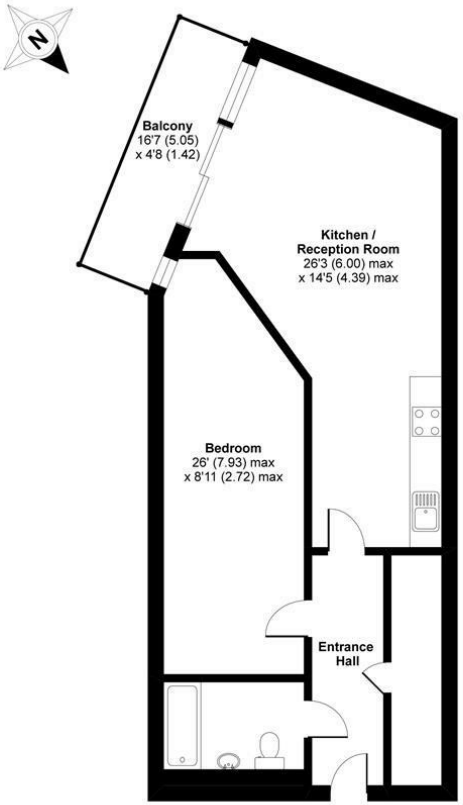
MAINTENANCE - £1,200 PER ANNUM - INCLUDING BUILDING INS , HEATING & WATER

LANDLORDS / INVESTMENT BUYERS ONLY
THE PROPERTY IS CURRENTLY TENANTED AT £995PCM

Brighton Road, Shoreham-by-Sea, BN43

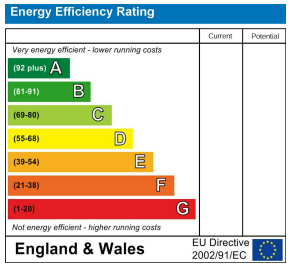
Approximate Area = 730 sq ft / 67.8 sq m

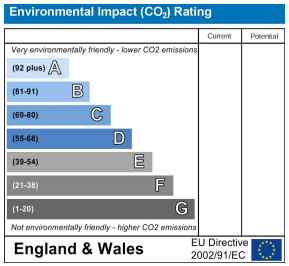
For identification only - Not to scale



THIRD FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
Produced for Warwick Baker Estate Agent Ltd. REF: 669792





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