67, Mariner Point 83, Brighton Road | | Shoreham | BN43 6DH

WARWICK BAKER
ESTATE AGENT

67, Mariner Point 83, Brighton Road | | Shoreham | BN43 6DH

£389,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PENTHOUSE APARTMENT, OCCUPYING PART OF THE SIX FLOOR OF THIS PURPOSE BUILT BLOCK (BUILT CICA. 2018). THE PROPERTY BENEFITS FROM SECURITY DOOR ENTRY PHONE SYSTEM, PASSENGER LIFT, ENTRANCE HALL, TWO DOUBLE BEDROOMS, OPEN PLAN LIVING ROOM/KITCHEN, FULLY TILED BATHROOM, 30' SOUTH FACING BALCONY WITH RIVER AND SEA VIEWS, USE OF RESIDENTS REAR ROOF TERRACE AND SECURE ALLOCATED UNDER GROUND PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- PASSENGER LIFT
- TWO DOUBLE BEDROOMS
- LIVING ROOM
- MODERN KITCHEN
- FULLY TILED BATHROOM
- 30' SOUTH FACING BALCONY
- RIVER AND SEA VIEWS
- RESIDENTS REAR ROOF TERRACE
- ALLOCATED UNDERGROUND PARKING SPACE

Front door leading to:

ENTRANCE HALL
17'2" x 7'3" (5.25 x 2.22)
Being ' L ' shaped, single panel radiator, LED downlighting.

Door off entrance hall to:

LOUNGE
14'4" x 13'5" (4.38 x 4.10)
Double glazed window with plantation style shuttering to the front having a favoured southerly aspect with direct views of The River Adur and The English Channel, security door entry phone system, two single panel radiators with covers, laminate wood flooring, LED down lighting.

Opening off lounge to:

KITCHEN/BREAKFAST ROOM
12'1" x 10'5" (3.70 x 3.20)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect worktop, slow closing drawers and storage cupboards under, built in integrated ' CANDY ' dishwasher to the side, tiled splash back, adjacent matching granite effect worktop to the side with built in ' CANDY ' four ring electric hob, ' CANDY ' electric oven under, slow closing cupboards to the side, tiled splash back, complimented by matching wall units over, stainless steel canopied extractor hood to the side, further adjacent matching granite effect work top to the side, built in integrated ' CANDY ' washing machine to the side, tiled splash back, complimented by matching wall units over, built in integrated ' CANDY ' fridge/freezer to the side, laminate wood flooring, LED downlighting.

Sliding double glazed patio door off lounge to:

BALCONY
30'3" x 8'0" (9.23 x 2.44)
Being of irregular shaped, laid to wood decking with glass and steel balustrade, having a favoured southerly aspect with direct views of The River Adur and The English Channel, views to the rear of The South Downs.

Door off entrance hall to:

BEDROOM 1
15'10" x 10'3" (4.83 x 3.14)
Double glazed windows to the front having a favoured southerly aspect with direct views of The River Adur and The English Channel, single panel radiator, LED downlighting.

Door off entrance hall to:

BEDROOM 2
14'5" x 8'1" (4.40 x 2.47)
Double glazed windows with plantation style shuttering to the front having a favoured southerly aspect with direct views of The River Adur and The English Channel, single panel radiator, LED downlighting.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising panel bath with contemporary style mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, extractor fan, LED downlighting.

Door off entrance hall to:

WALK INSTORAGE CUPBOARD
11'11" x 3'0" (3.64 x 0.93)
Lighting.

UNDERGROUND ALLCATED PARKING SPACE
No: 84

OUT GOINGS
LEASE :- 125 YEARS FROM 01/01/2018

MAINTENANCE :- £2,200 PER ANNUM

GROUND RENT :- £250 PER ANNUM

Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 734 sq ft / 68 sq m

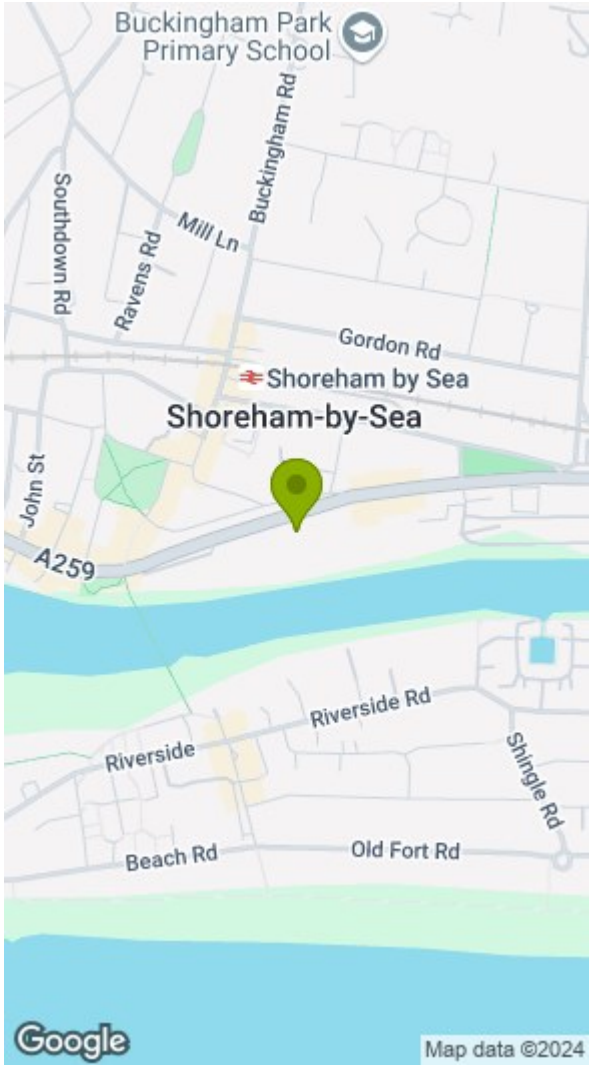
For identification only - Not to scale

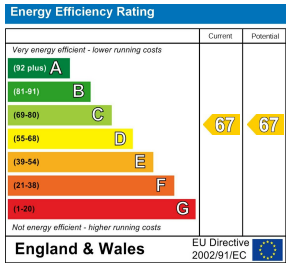
FIRST FLOOR

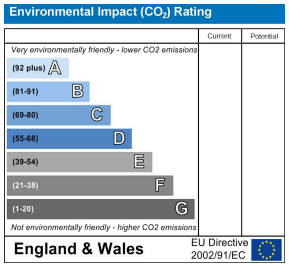
WARWICK BAKER ESTATE AGENT

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: 851136







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