Flat 123 Mariner Point Brighton Road | | Shoreham-By-Sea
| BN43 6DU |

WARWICK BAKER
ESTATE AGENT

Flat 123 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6DH

£499,999

*** £499,999 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TRULY UNIQUE PENTHOUSE APARTMENT NESTLED ON THE TRANQUIL RIVER ADUR IN THE CHARMING SHOREHAM BY SEA.

MARINER POINT IS A SPECTACULAR MODERN DEVELOPMENT COMPLETED IN 2019, JUST A MINUTE'S STROLL FROM THE VIBRANT SHOREHAM TOWN CENTRE. ENJOY AN IDEAL LOCATION NEXT TO THE SUSSEX YACHT CLUB AND THE CONVENIENT FOOTBRIDGE LEADING YOU STRAIGHT TO THE STUNNING BEACH.

- UNTIQUE PENTHOUSE APARTMENT
- MARINER POINT DEVELOPEMNT
- ON THE RIVER NEXT TO THE FOOTRBIDGE
- DUAL-ASPECT 20' X 15'3 OPEN PLAN LIVING ROOM / KITCHEN
- TWO DOUBLE BEDROOMS, MASTER WITH ENSUITE
- MODERN KITCHEN WITH ISLAND
- SOUTHERLY ASPECT TERRACE WITH RIVER VIEWS
- 24'7 X 19'8 TERRACE WITH COUNTRYSIDE VIEWS
- BASEMENT CARPARKING
- OWNER SUITED - PLEASE CALL TO VIEW - 01273 461144

LEASEHOLD - OUTGOINGS

LEASE REMAINING – 125 years from and including 1 January 2018 – 117 YEARS

GROUND RENT – £300 PER ANNUM

MAINTENANCE – £3,000 PER ANNUM APPROX.

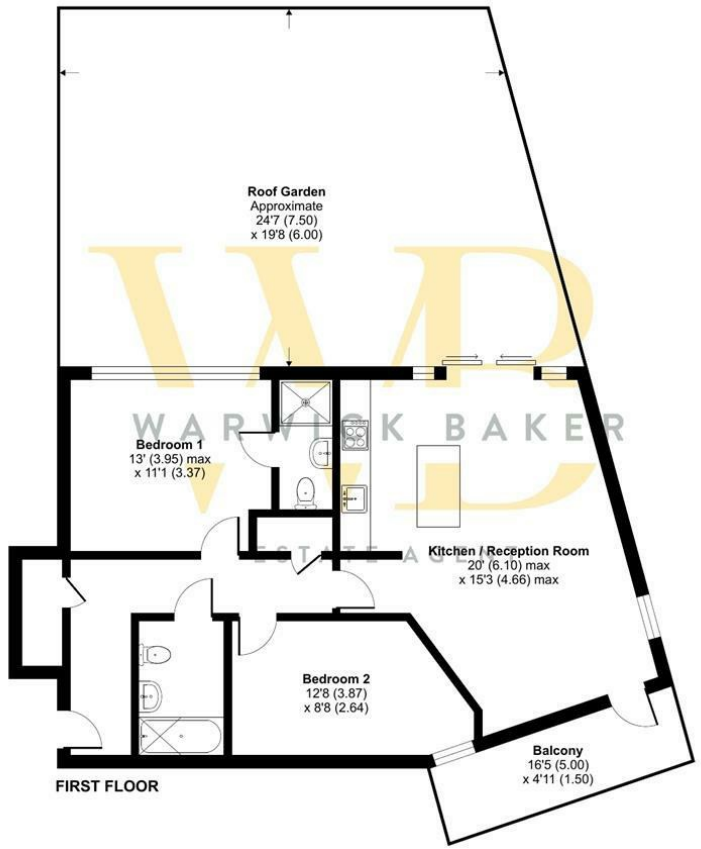
PARKING SPACE

No: 54

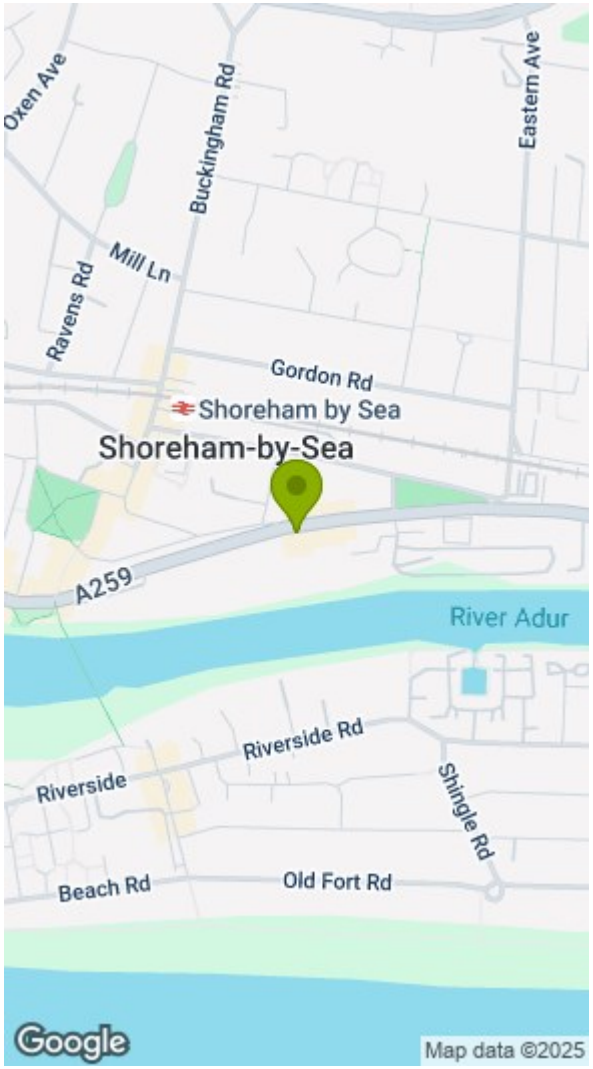
Brighton Road, Shoreham-by-Sea, BN43

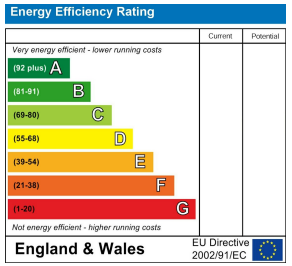
Approximate Area = 851 sq ft / 79 sq m

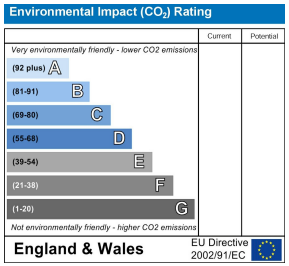
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1329440







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