106 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6PU

WARWICK BAKER
ESTATE AGENT

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

£299,950

*** £299,950 ***

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

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.

THE PROPERTY IS LOCATED IN THE TOWN CENTRE, WITHIN MINUTES FROM THE MAINLINE RAILWAY STATION, HAS BASEMENT PARKING AND MUST BE VIEWED TO BE APPRECIATED.

- VENDOR SUITED WITH COMPLETE CHAIN
- SECOND FLOOR
- CALL NOW
- RIVERSIDE APARTMENT
- TOWN CENTRE LOCATION
- 01273 461144
- 2 DOUBLE BEDROOMS
- REMAINDER OF 10 YEAR BUILDING WARRANTY
- BALCONY WITH VIEWS
- BASEMENT PARKING

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

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

LIVING / DINING ROOM
17'10 x 14'3 (5.44m x 4.34m)
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
South Easterly aspect with stunning views of the River

COMMUNAL GARDENS

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

LEASEHOLD

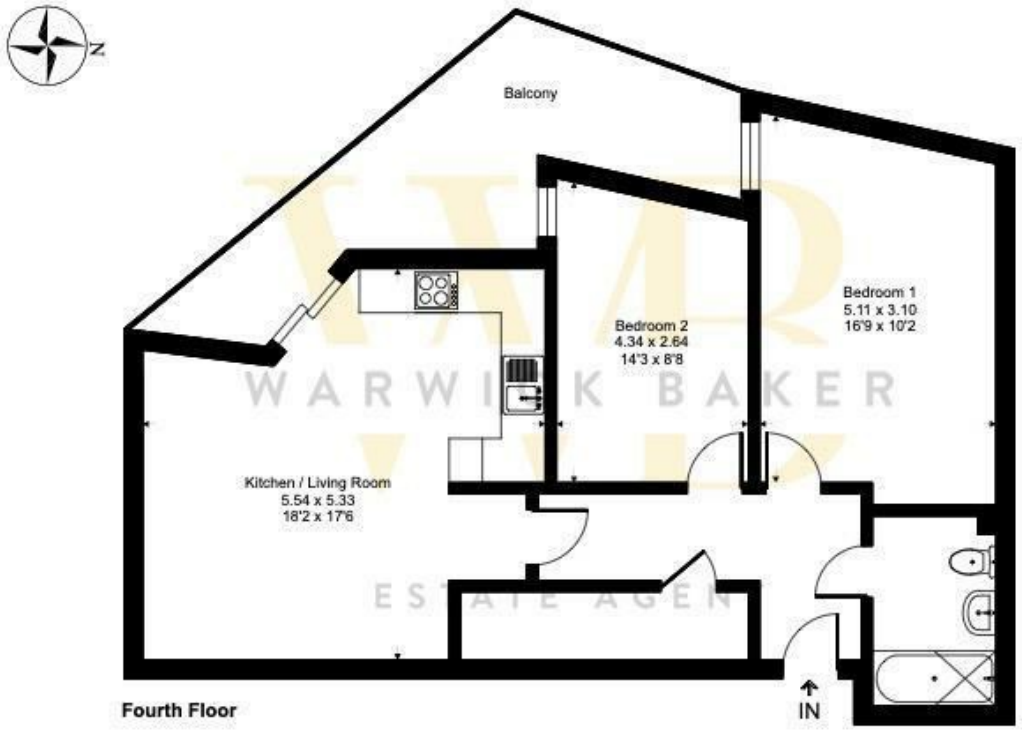
LEASE - REMAINDER OF A 125 YEAR LEASE

MAINTENANCE - £1,450 PER ANNUM

GROUND RENT - £250 PER ANNUM

Marina Point, BN43

Approximate Gross Internal Area = 70 sq m / 751 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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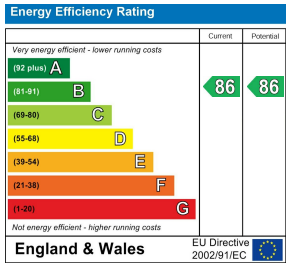

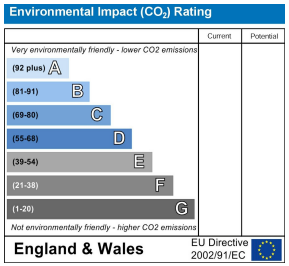

Disclaimer

* 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