Flat 124, Mariner Point Brighton Road | | Shoreham-By-Sea
| BN43 6DU |

WARWICK BAKER
ESTATE AGENT

Flat 124, Mariner Point Brighton Road | | Shoreham-By-Sea | BN43 6DH £374,950

*** £374,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE OCCUPYING PART OF THE FIFTH 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 SHOWER ROOM, 30' SOUTH FACING BALCONY WITH RIVER AND SEA VIEWS, REAR ROOF AND SECURE ALLOCATED UNDER GROUND PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- PASSENGER LIFT
- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- LOUNGE WITH RIVER AND SEA VIEWS
- MODERN KITCHEN
- MODERN SHOWER ROOM
- BALCONY WITH RIVER AND SEA VIEWS
- SECURE UNDERGROUND PARKING SPACE
- IDEAL FOR BUY TO LET INVESTORS
- CLOSE TO TOWN CENTRE

Passenger lift and staircase to fifth floor.

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:

SHOWER ROOM
Being fully tiled, comprising step in fully tiled shower cubicle , 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 IN STORAGE CUPBOARD
11'11" x 3'0" (3.64 x 0.93)
Lighting.

UNDERGROUND ALLOCATED PARKING SPACE
No: 55-124

OUTGOINGS
LEASE :- 125 YEARS FROM 01/01/2018

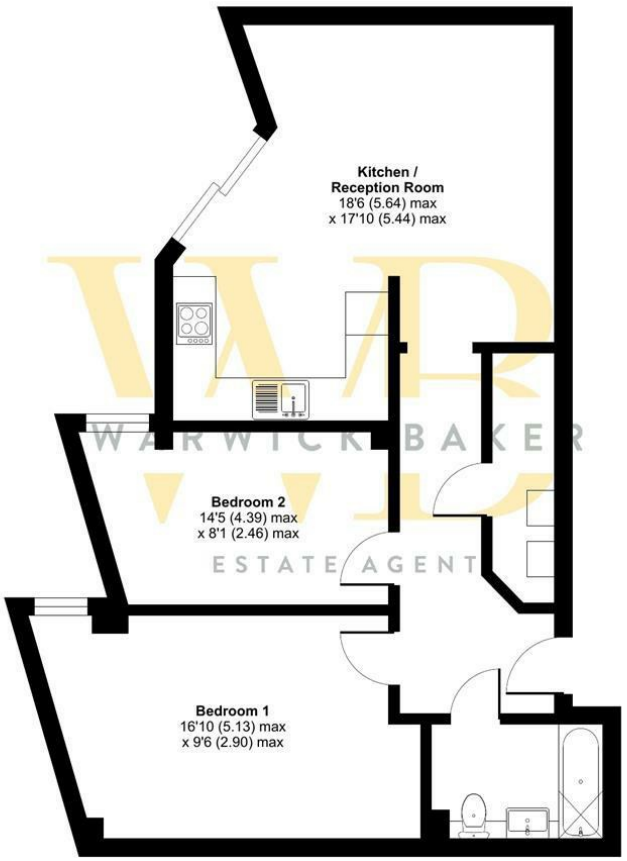
MAINTENANCE :- £2,200 PER ANNUM

GROUND RENT :- £250 PER ANNUM

Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 736 sq ft / 68.4 sq m

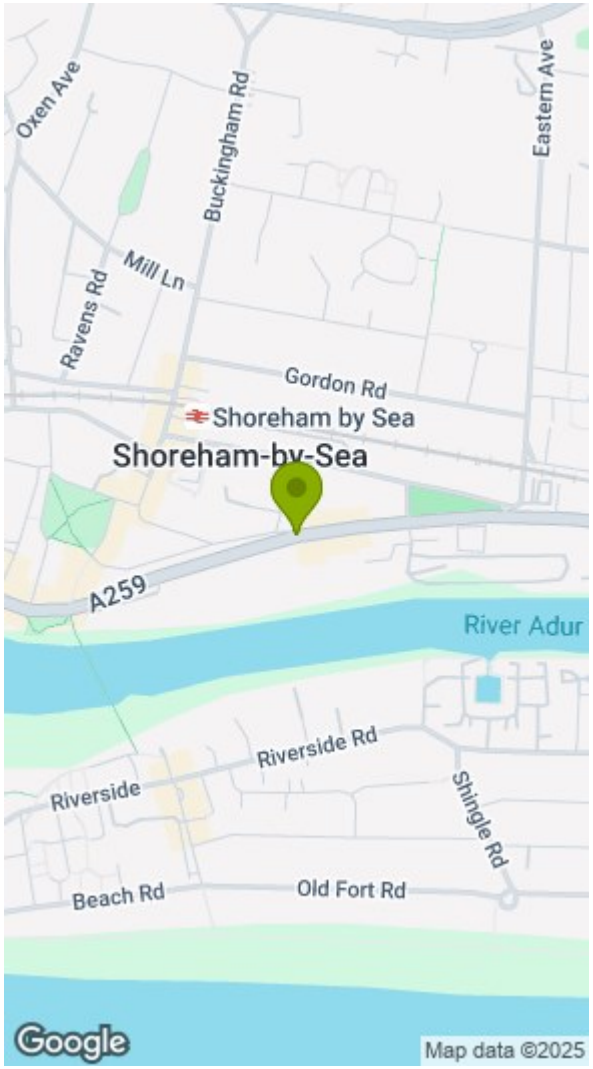
For identification only - Not to scale

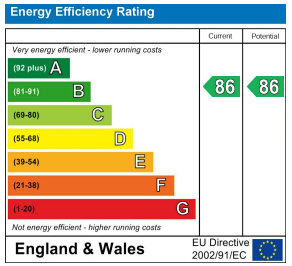


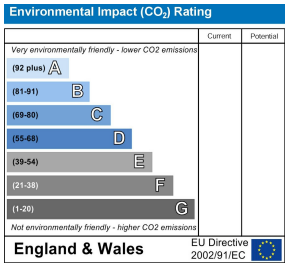
FIFTH FLOOR

WARWICK BAKER ESTATE AGENT

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: 1258578







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