PENTHOUSE APARTMENT, 69 Mariner Point Brighton Road |
| Shoreham By Sea | BN43 6DU

WARWICK BAKER
ESTATE AGENT

PENTHOUSE APARTMENT, 69 Mariner Point Brighton Road | | Shoreham-By-

£475,000

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

OFFERED WITH NO CHAIN 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 AND BACK ACROSS SHOREHAM AND THE SOUTH DOWNS.

- PENTHOUSE APARTMENT
- BASEMENT PARKING
- EXCLUSIVE USE OF LARGE TERRACE
- STUNNING VIEWS OF THE RIVER
- TOWN CENTRE LOCATION
- CALL NOW TO VIEW 01273 461144
- TWO DOUBLE BEDROOMS
- MINUTES FROM THE STATION
- SOUTH WESTERLY BALCONY
- REMAINDER OF NEW BUILD WARRANTY

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

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

LIVING / DINING ROOM
28'3 x 15'6 (8.61m x 4.72m)
Open plan room.
Sliding patio doors leading out onto the Balcony.

KITCHEN AREA
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.

BATHROOM
Matching suite, panel enclosed bath, wash hand basin, low level W.C.

BEDROOM ONE
17'8 x 8'4 (5.38m x 2.54m)
Southerly aspect window with views of the River and out to sea. Patio door to Balcony.

BEDROOM TWO
15'6 x 8'11 (4.72m x 2.72m)
Southerly aspect window with views of the River and out to sea.

OUTSIDE

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

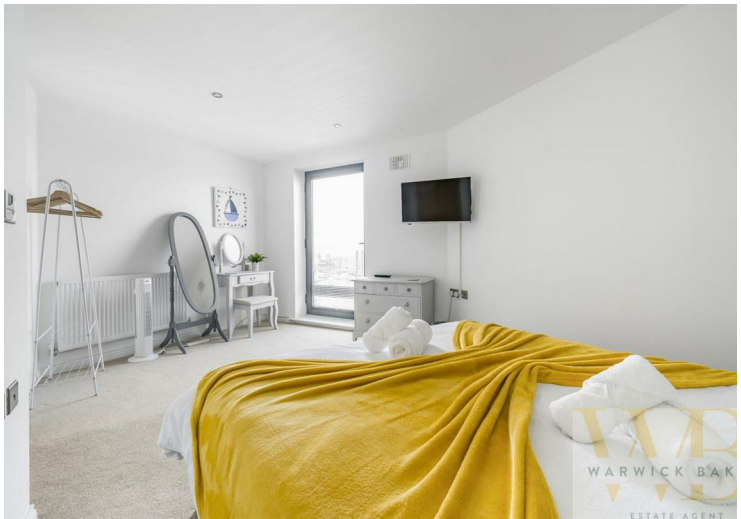
PRIVATE BALCONY
South Westerly aspect with stunning views of the River, the beach and back over to Shoreham.

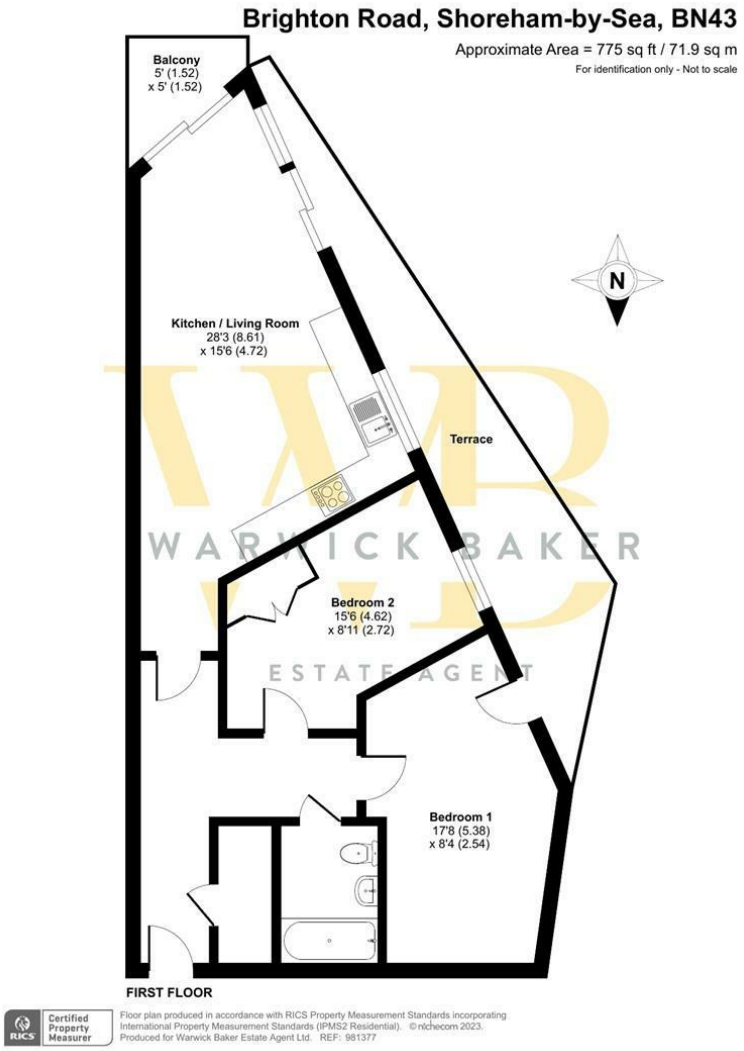
EXCLUSIVE TERRACE
There is a communal terrace soley for the use of the occupants of the top floor.

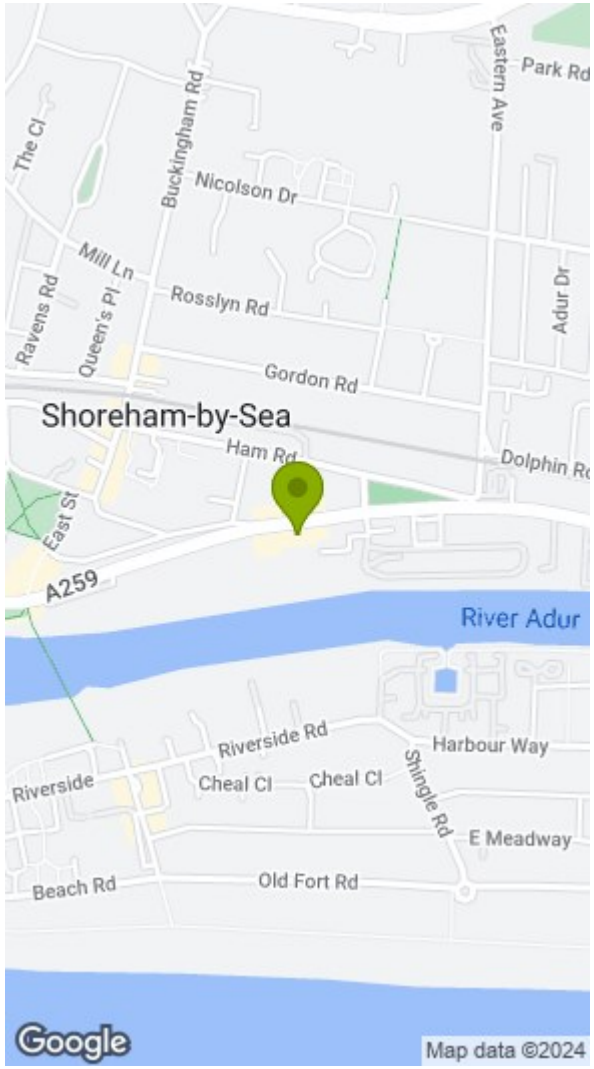
LEASEHOLD - OUTGOINGS
LEASE - REMAINDER OF A 125 YEAR LEASE

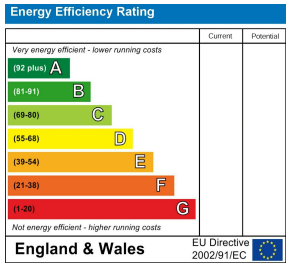
MAINTENANCE - £2,000 PER ANNUM - INCLUDES HEATING AND HOT WATER

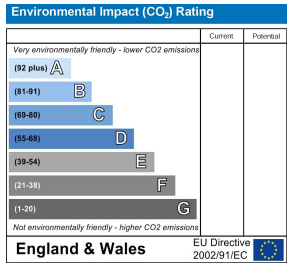
GROUND RENT - £250 PER ANNUM











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