



PHASE 3 - WEST TOWER - 54 Mariner Point Brighton Road |  
1 Sherborn Dr, Sec 1 PM19 6DU



ESTATE AGENT



PHASE 3 - WEST TOWER - 54 Mariner Point Brighton Road | | Shoreham-By-

£269,950

- LUXURY NEW BUILD APARTMENT
- BALCONY
- AVAILABLE NIOW
- DIRECT RIVER VIEWS
- CLOSE TO MAINLINE RAILWAY STATION
- HELP TO BUY SCHEME AVAILABLE
- MODERN CONTEMPORARY FINISH
- AUDIO ENTRY SYSTEM
- 10 YEAR GUARANTEE
- LIFT TO ALL FLOORS



BRITISH PROPERTY AWARDS 2018-2019 GOLD WINNER REQUEST AN AWARD WINNING VALUATION TO SEE HOW MUCH YOUR PROPERTY IS WORTH 01273 461144

Help to Buy

**Hitching Tie**  
667ft<sup>2</sup> (62m<sup>2</sup>)

Living Room  
14.4 x 11.8 (4.36 x 3.55)

Bedroom  
20.8 x 8.2 (6.12 x 2.4)

Kitchen

Bathroom

**Clove Hitch**  
549ft<sup>2</sup> (51m<sup>2</sup>)

Living Room  
14.4 x 11.8 (4.36 x 3.55)

Bedroom  
20.4 x 8.2 (6.1 x 2.48)

Kitchen

Bathroom

Measurements Approximate And For Display Purposes Only



**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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	