



PHASE 3 - WEST TOWER - 68 MARINER POINT Brighton

Doon Lane, Brighton, BN1 4JG



WARWICK BAKER
ESTATE AGENT



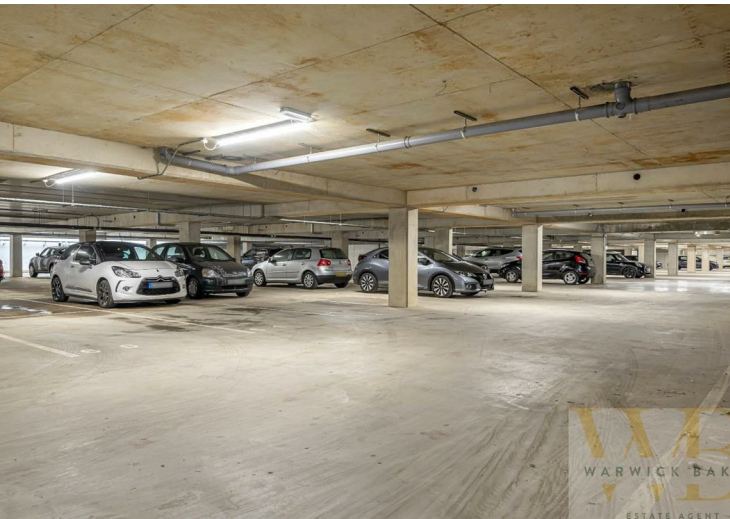
PHASE 3 - WEST TOWER - 68 MARINER POINT Brighton Road | | Shoreham-

£375,000

PHASE 3 - WEST TOWER - VIEWS OF SHOREHAM, THE RIVER AND FOOTBRIDGE

SAILORS COIL 741 SQ FT - 2 BEDROOMS - SIXTH FLOOR - EASTERLY ASPECT

*** PLEASE NOTE THE PHOTOS ARE OF THE SHOW FLAT AND MAY NOT BE THIS PARTICULAR PLOT ***



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

Help to Buy

Fisherman's Knot
730 sq' (67.8m²)

Bedroom 1
16'10" x 10'0" (5.1m x 3.0m)

Bedroom 2
14'4" x 8'0" (4.35m x 2.6m)

Living/Kitchen/Dining
14'4" x 14'0" (4.35m x 4.25m)

Bathroom
8'0" x 5'6" (2.4m x 1.7m)

Sailors Coil
741 sq' (68.9m²)

Bedroom 1
13'1" x 9'6" (4.0m x 2.9m)

Bedroom 2
12'7" x 9'0" (3.85m x 2.75m)

Living/Kitchen/Dining
22'3" x 13'9" (6.8m x 4.2m)

Bathroom
8'0" x 5'6" (2.4m x 1.7m)

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