



70 Mariner Point Brighton Road | | Shoreham-By-Sea | BN43

**WB**  
WARWICK BAKER  
ESTATE AGENT



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

Offers In Excess Of £450,000

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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.

## 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

17'11" x 14'2" (5.46m x 4.32m)

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

21' x 7'2" (6.40m x 2.18m)

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

### COMMUNAL TERRACE

66' x 23'8" (20.12m x 7.21m)

There is a communal terrace solely for the use of the occupants of the top floor.

## COMMUNAL GARDENS

### BASEMENT PARKING

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

### LEASEHOLD

LEASE - REMAINDER OF A 125 YEAR LEASE

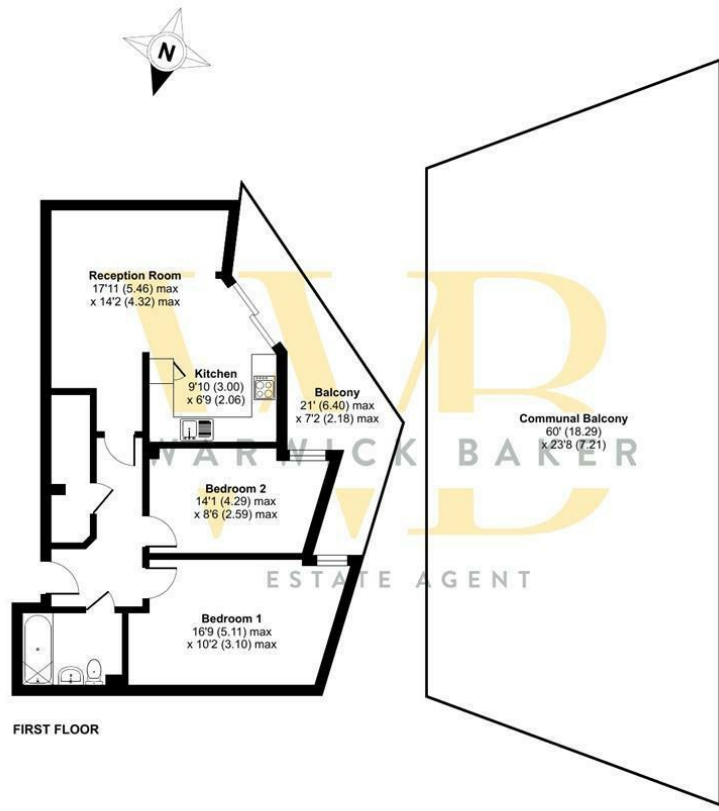
MAINTENANCE - £1,450 PER ANNUM

GROUND RENT - £250 PER ANNUM



# Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 734 sq ft / 68 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 851141



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