



PHASE 2 - MIDDLE TOWER - 72 MARINER POINT Brighton

Doon Lane, Chichester, BN1 4JG





## PHASE 2 - MIDDLE TOWER - 72 MARINER POINT Brighton Road |

£287,500

PHASE 2

FISHERMAN'S KNOT 730 SQ FT - 2 BEDROOMS - FIRST FLOOR - EASTERLY ASPECT

RIVER FRONT DEVELOPMENT WITH STUNNING VIEWS - CALL NOW FOR MORE DETAILS 01273 461144

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

- LUXURY NEW BUILD APARTMENT
- DIRECT RIVER VIEWS
- MODERN CONTEMPORARY FINISH
- 10 YEAR GUARANTEE
- SOUTHERLY ASPECT BALCONY
- CLOSE TO MAINLINE RAILWAY STATION
- AUDIO ENTRY SYSTEM
- LIFT TO ALL FLOORS
- SECURE UNDERGROUND PARKING
- 01273 461144



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

**Help to Buy**

**Fisherman's Knot**  
730 sq' (67.8m<sup>2</sup>)

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 5'0" (2.4m x 1.7m)

**Sailors Coil**  
741 sq' (68.9m<sup>2</sup>)

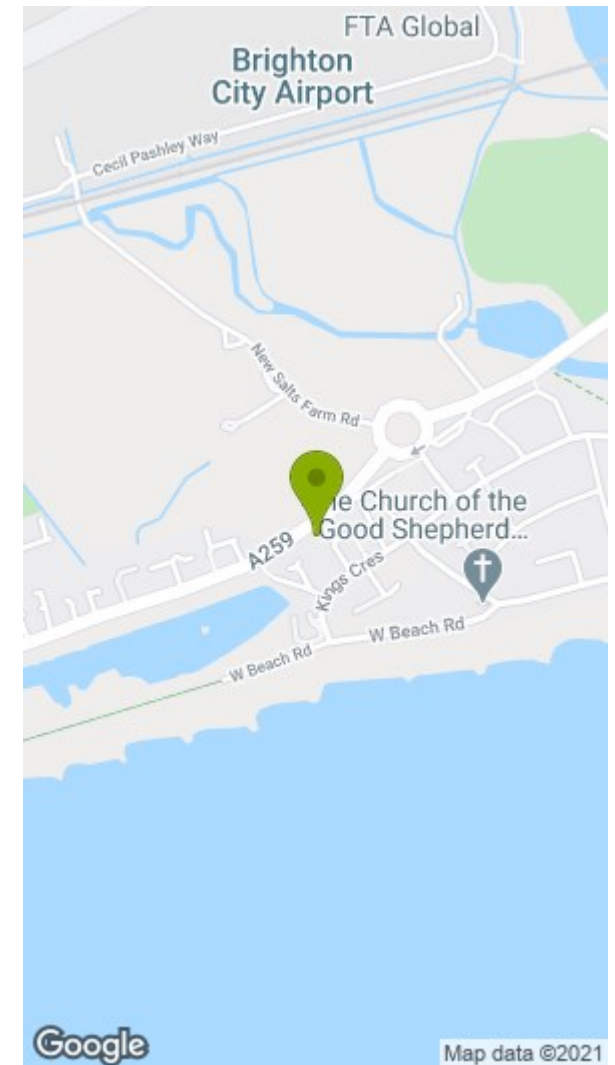
Bedroom 1  
13'1" x 9'6" (4.0m x 2.9m)

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

Living/Kitchen/Dining  
22'3" x 13'0" (6.8m x 4.2m)

Bathroom  
8'0" x 5'0" (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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	