



55 MARINER POINT - WEST TOWER Brighton Road |  
1 Sherborn Dr, Sec 1 BN19 6DC



ESTATE AGENT



## 55 MARINER POINT - WEST TOWER Brighton Road | | Shoreham-By-Sea

£268,000

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

CLOVE HITCH 667SQ FT - 1 BEDROOM - FOURTH 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
- BALCONY
- CLOSE TO MAINLINE RAILWAY STATION
- AUDIO ENTRY SYSTEM
- LIFT TO ALL FLOORS
- AVAILABLE NIOW
- 01273 461144



BRITISH PROPERTY AWARDS 2018-2019 GOLD WINNER LETTING AGENT IN ANDERMAN BY SEA

REQUEST AN AWARD WINNING VALUATION *Warwick BAKER* REQUEST 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  
144 x 11ft (4.36 x 3.6)

Bedroom  
26ft 8 x 6ft 2 (8.12 x 2.4)

Kitchen

Bathroom

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

Living Room  
144 x 11ft (4.36 x 3.55)

Bedroom  
20ft 4 x 6ft 2 (6.1 x 2.49)

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			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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	