

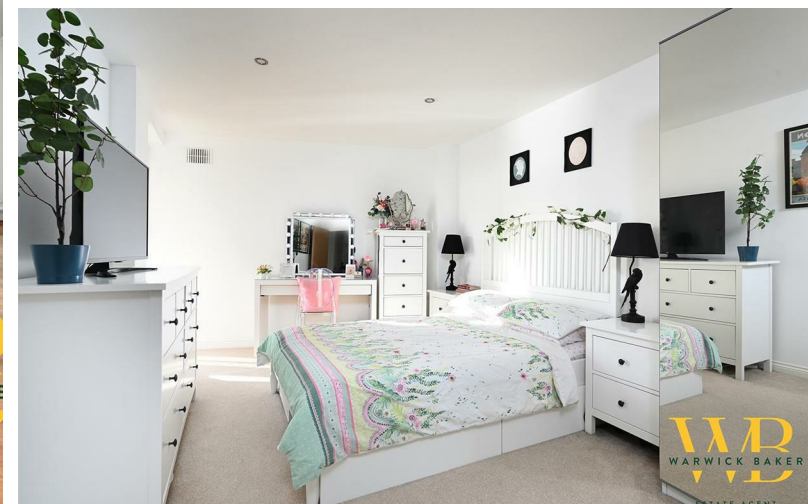


Flat 121, Mariner Point 83, Brighton Road | | Shoreham-By-Sea BN12 6DU



**WARWICK BAKER**  
ESTATE AGENT

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Flat 121, Mariner Point 83, Brighton Road | | Shoreham-By-Sea | BN43 6DH

Offers In Excess Of £350,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS FOURTH FLOOR RIVERSIDE APARTMENT LOCATED IN THE TOWN CENTRE MINUTES FROM THE SHOPS, BARS, RESTAURANTS AND MAINLINE RAILWAY STATION.

THE PROPERTY CONSISTS OF A LARGE OPEN PLAN LIVING / DINING / KITCHEN OPENING OUT ONTO A GENEROUS SOUTH WESTERLY ASPECT BALCONY, TWO DOUBLE BEDROOMS, BATHROOM AND STORAGE. THERE IS A LIFT TO ALL FLOORS AND SECURED PARKING IN THE BASEMENT FOR ONE CAR.

- LUXURY TOWN CENTRE APARTMENT
- LARGE SOUTH WESTERLY BALCONY
- SECURED BASEMENT PARKING
- DIRECT RIVER VIEWS
- CLOSE TO MAINLINE RAILWAY STATION
- CALL NOW TO VIEW 01273 461144
- MODERN CONTEMPORARY FINISH
- AUDIO ENTRY SYSTEM
- REMAINDER OF A 10 YEAR GUARANTEE
- LIFT TO ALL FLOORS

## COMMUNAL ENTRANCE

Stairs and Lift to all floors, entry phone system.

## ENTRANCE HALL

Doors giving access to all rooms, walk in storage cupboard

## OPEN PLAN LIVING / DINING / KITCHEN

18'2 x 17'6 (5.54m x 5.33m)

Kitchen - Range of wall and base units, work surfaces, inset induction hob, extractor over, oven under, inset sink unit, integrated fridge/freezer, dish washer and washing machine.

Sliding patio doors leading out to

## BALCONY

Being of South Westerly aspect with stunning views of the River Adur and across to Shoreham Beach.

## BEDROOM ONE

16'9 x 10'2 (5.11m x 3.10m)

Southerly aspect window with River views.

## BEDROOM 2

Southerly aspect window with River views.

## BATHROOM

Matching suite, bath with shower attachment, pedestal wash hand basin, W.C.

## BASEMENT PARKING

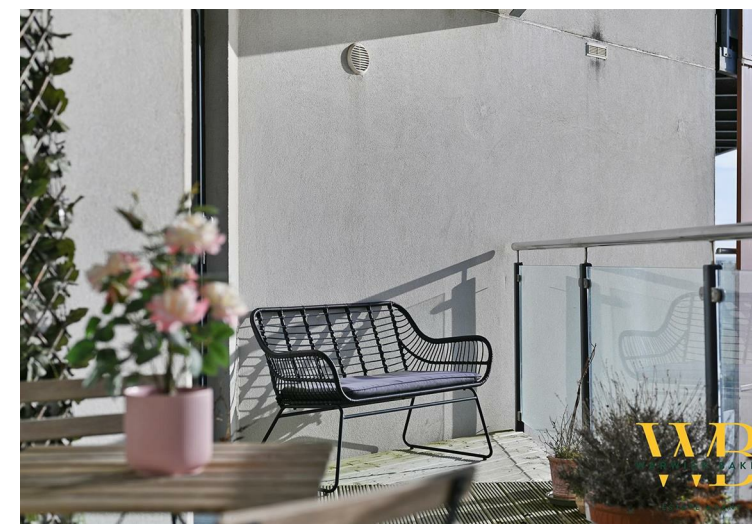
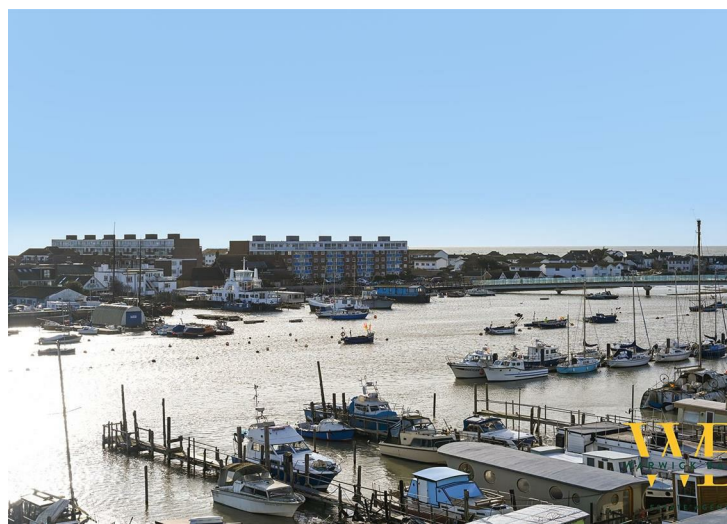
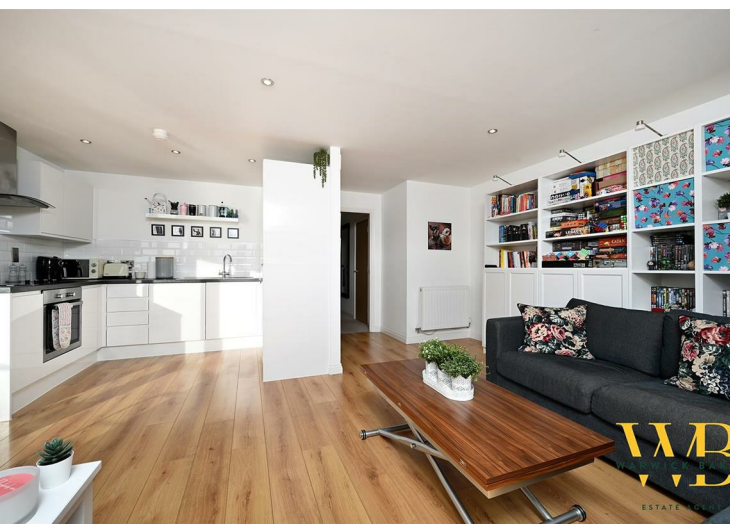
There is secure parking in the Basement accessed via Surry Hard, doors to both Lift and Stairs.

## LEASEHOLD

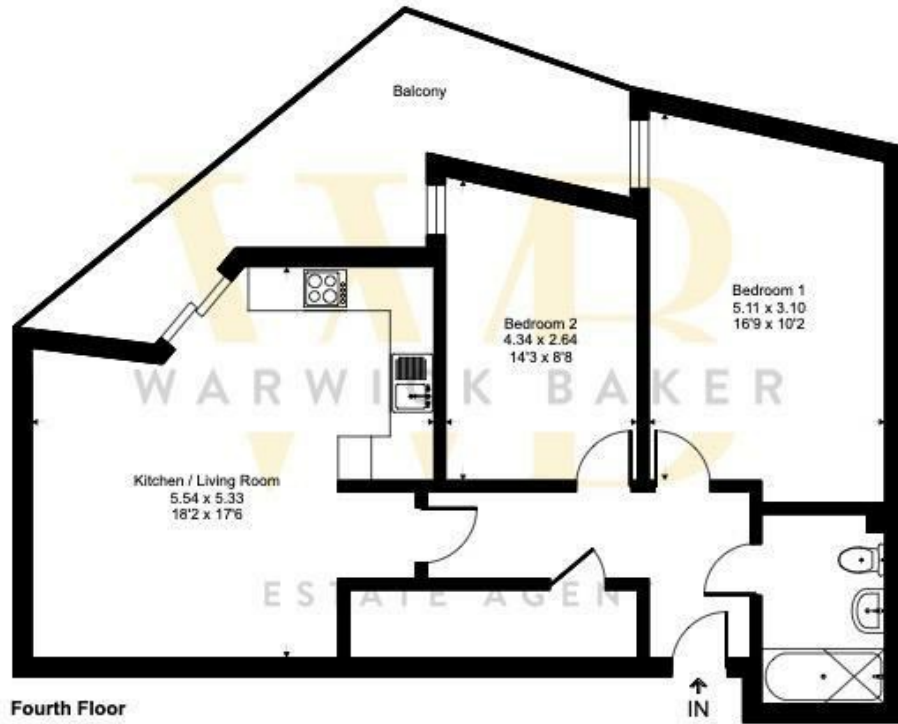
125 Years From And Including 1 January 2018 - 120 Years

Ground Rent - £250 PA

Maintenance - £1450 PA



**Marina Point, BN43**  
 Approximate Gross Internal Area = 70 sq m / 751 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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**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