



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

WB
WARWICK BAKER
ESTATE AGENT



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

£395,000

*** £395,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 2 DOUBLE BEDROOM APARTMENT ON THE FOURTH FLOOR WITH SOUTH WESTERLY ASPECT BALCONY AND RIVER VIEWS. THE PROPERTY IS AVAILABLE NOW AND HAS BASEMENT PARKING FOR ONE CAR.

FISHERMAN'S KNOT 730 SQ FT - 2 BEDROOMS - FOURTH FLOOR WITH LIFT - SOUTH WESTERLY ASPECT - BASEMENT PARKING FOR ONE CAR.

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

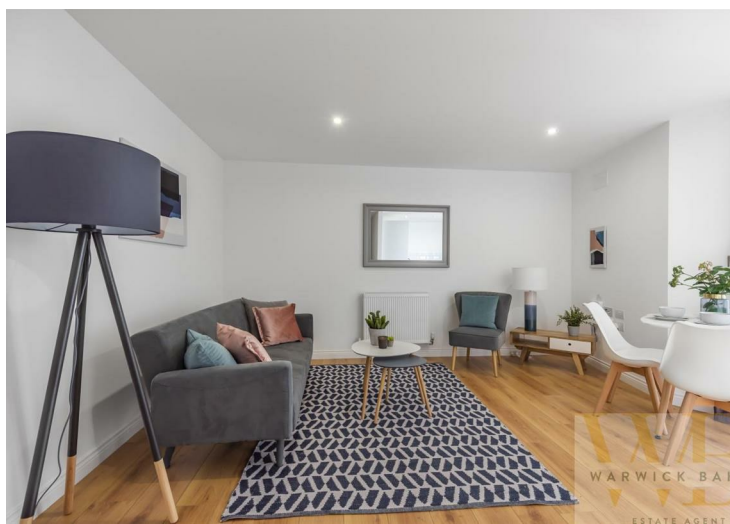
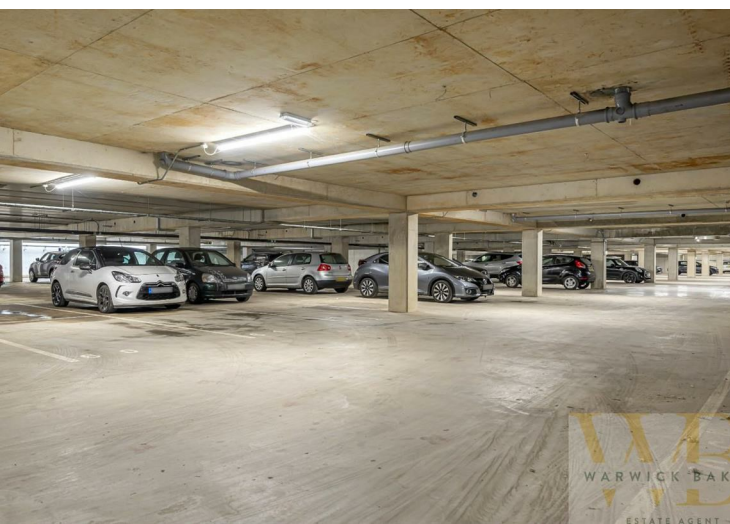
- LUXURY NEW BUILD APARTMENT
- DIRECT RIVER VIEWS
- MODERN CONTEMPORARY FINISH
- 10 YEAR GUARANTEE
- BALCONY
- CLOSE TO MAINLINE RAILWAY STATION
- AUDIO ENTRY SYSTEM
- LIFT TO ALL FLOORS
- AVAILABLE NOW

LEASEHOLD

LEASE - REMAINDER OF A 125
YEAR LEASE

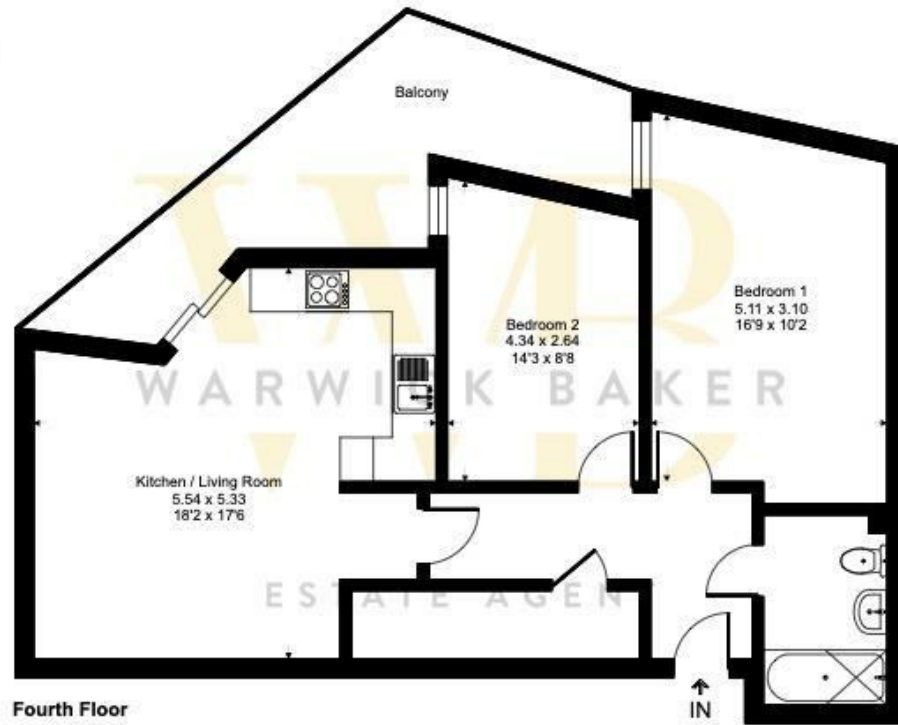
MAINTENANCE - £1,450 PER
ANNUM

GROUND RENT - £250 PER
ANNUM



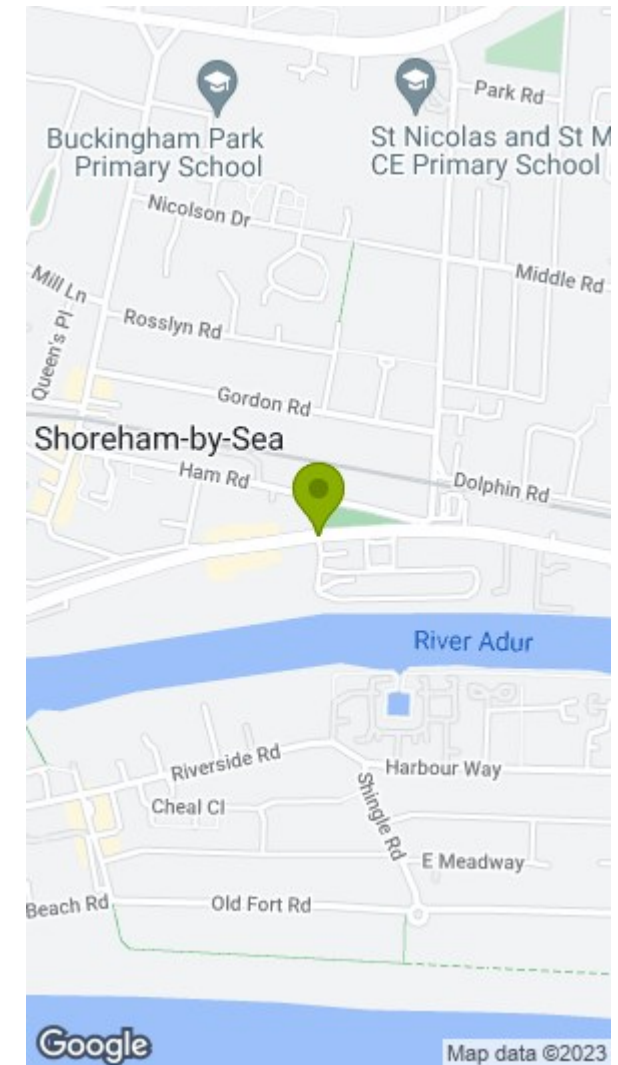
Marina Point, BN43

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 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	