



55 MARINER POINT - WEST TOWER Brighton Road |  
L Sherborn Bx, Ss0 1DN 4Q 6DC



ESTATE AGENT



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

£270,000

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

- 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 SHOREHAM-BY-SEA

REQUEST AN AWARD WINNING 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  
14.4 x 11.8 (4.36 x 3.55)

Bedroom  
20.9 x 8.2 (6.12 x 2.4)

Kitchen

Bathroom

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

Living Room  
14.4 x 11.8 (4.36 x 3.55)

Bedroom  
20.4 x 8.2 (6.1 x 2.48)

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