



Mariner 10 John Street, Shoreham-By-Sea, BN43 5DN

Price Guide £795,000



****Stamp Duty Incentive Please Call To Find Out More****

A fantastic opportunity to purchase this BRAND NEW contemporary four bedroom town house. This home offers LUXURY MODERN LIVING with 10 year new build warranty and high specification finish which includes aluminium doors and windows, feature lighting in the kitchen and sky light window, solid wood doors, chrome sockets and USB charger points. Located in the heart of Shoreham with local shops, restaurants, transport links and the river Adur with ferry bridge leading to Shoreham beach all nearby.

The accommodation briefly comprises; entrance hall, ground floor cloakroom/wc, living room and kitchen, utility and home office. To the first floor there are two bedrooms and bathroom/Wc. To the second floor there are two further bedrooms each benefitting from an ENSUITE shower room/Wc. Externally there is a landscaped rear garden and hard standing to the front providing off road parking.

*****Available chain free and available for immediate viewing.*****

- New Build Town House 2023
- 4 Bed Luxury Specification
- Stamp Duty Incentive Please Call To Find Out More
- Two Ensuites & Family Bathroom
- Home Office & Utility
- Aluminium Bi - Fold Doors & Windows
- Off Road Parking
- Chain Free & Viewing Ready





Aluminium front door opening to

Entrance Hall

A spacious and light entrance with marble effect ceramic tiled floor. Staircase rising to the first floor. Understairs storage cupboard. Radiator. Inset spotlights. Central heating thermostat.

Cloakroom/Wc

2.02 x 1.45 (6'7" x 4'9")

Vanity cupboard with wash hand basin. Low level flush Wc. Wall mounted mirrored medicine cabinet. Part tiled walls. Aluminium window. Extractor fan. Ceramic tiled floor. Inset spotlights.

Living Room and Kitchen

8.29 x 4.22 (27'2" x 13'10")

With modern aluminium Bi-fold doors opening onto the enclosed private garden and feature skylight with inset ambient lighting. The kitchen comprises of Quartz work surfaces with high gloss cupboards, pan drawers and wall cupboards. Under cupboard and floor level ambient lighting. Fitted gas hob with oven and grill under and extractor above. Inset one and a half bowl under mount sink. Integrated dishwasher, fridge, freezer and wine chiller. Wall mounted boiler concealed in cupboard. Inset spotlights. Marble effect ceramic tiled floor. Two radiators.

Utility

Work top with washing machine and tumble dryer under. Tiled floor. Extractor fan. Inset spotlights.

Home Office

2.54 x 2.02 (8'3" x 6'7")

Aluminium window. Radiator. Marble effect ceramic tiled floor.

First Floor Landing

Radiator. Storage cupboard. Staircase rising to second floor. Inset spotlights.

Bedroom 3

4.23 x 3.32 (13'10" x 10'10")

Two aluminium windows to the rear. Radiator. Inset spotlights.

Bedroom 4

4.24 max x 3.04 (13'10" max x 9'11")

Two aluminium windows to front. Radiator. Inset spotlights.

Bathroom/Wc

Suite comprising panelled bath with mixer tap and shower above. Vanity cupboard with wash hand basin. Low level flush Wc. Wall mounted mirrored medicine cabinet. Tiled walls. Chrome towel radiator. Aluminium window. Ceramic tiled floor. Inset spotlights. Extractor fan.

Second Floor Landing

Skylight. Inset spotlights.

Bedroom 1

4.25 x 3.26 (13'11" x 10'8")

Aluminium window. Radiator. Inset spotlights.

Ensuite Shower Room/Wc

Walk in shower cubicle, vanity cupboard with wash hand basin and low level flush Wc. Wall mounted mirrored medicine cabinet. Tiled walls. Chrome towel radiator. Ceramic tiled floor. Inset spotlights. Extractor fan.

Bedroom 2

4.24 max x 4.13 max (13'10" max x 13'6" max)

Aluminium window. Radiator. Inset spot lights. Door to ensuite.

Ensuite Shower Room/Wc

Walk in shower cubicle, vanity cupboard with wash hand basin and low level flush Wc. Wall mounted mirrored medicine cabinet. Tiled walls. Chrome towel radiator. Ceramic tiled floor. Inset spotlights. Extractor fan.

Private Rear Garden

Landscaped and laid to lawn with paved patio nearer the house. Gate giving access to the front and side.

Private Driveway

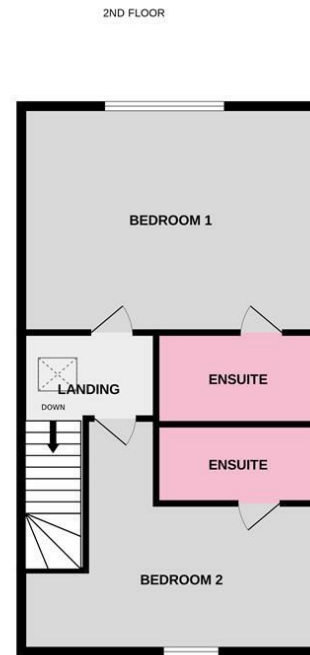
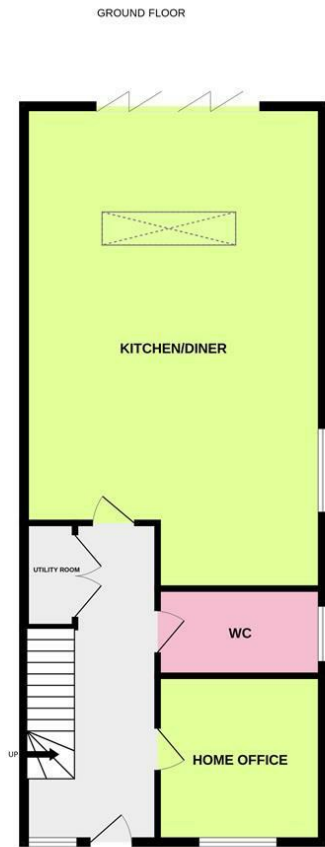
Providing off road parking to the front of the property.

Required Information

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





TOTAL FLOOR AREA : 1507sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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