



Guide Price  
£400,000  
Leasehold

## Brighton Road, Shoreham-By-Sea

- Impressive Two Bedroom Seafront Apartment
- Beautiful Waterfront Views
- Close To Local Transport Links Including Bus & Train Station
- Picturesque Terrace For Alfresco Living
- Fifth Floor Apartment With Lift Access
- Underground Allocated Parking Big Enough For Two Cars
- Prime Location Within A Short Walk To Main Shoreham High Street
- Heating And Hot Water Costs Included In Maintenance
- Modern & Beautifully Presented Throughout
- EPC Rating B - Council Tax Band C

Guide price £400,000 - £425,000\*\* Welcome to this charming apartment located on Brighton Road in the artisan town of Shoreham-By-Sea. This delightful property boasts an open plan kitchen and lounge, two bedrooms, and bathroom, making it a perfect home for a small family or professionals looking for a tranquil retreat by the sea benefiting from allocated parking for two cars in the underground car park.

One of the standout features of this apartment is its picturesque terrace, offering stunning views of both the sea and the River Adur. Imagine enjoying your morning coffee or evening glass of wine while taking in the serene beauty of the surroundings.

Situated close to the ever popular Shoreham high street, you'll have easy access to a variety of quaint shops, cafes, and restaurants, perfect for leisurely strolls and exploring the local culture. Additionally, with convenient local transport links to Brighton, you'll have the best of both worlds - a peaceful coastal lifestyle with the vibrant city of Brighton just a short journey away.

Step inside, and you'll be greeted by a modern and beautifully presented interior that is sure to impress even the most discerning buyer. The apartment has been lovingly maintained, offering a comfortable and stylish living space for you to make your own.

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## Accommodation

**Front Door**  
leading to

### Hallway

Wood laminate flooring, radiator, storage cupboard, communal door entry phone, doors to:

### Living Room 17'7 x 17'3 (5.36m x 5.26m)

Wood laminate floor, radiator, double glazed window

### Kitchen 9'9 x 6'6 (2.97m x 1.98m)

Wood laminate flooring, range of eye and base level cupboards with roll top work surfaces, integrated appliances, oven with hob and extractor over, stainless steel sink and drainer.

### Bedroom One 15'10 x 10'2 (4.83m x 3.10m)

Carpet, double glazed window, radiator

### Bedroom Two 14'3 x 8'8 (4.34m x 2.64m)

Carpet, double glazed window, radiator

### Bathroom

Tiled floor, low level flush w/c, wash hand basin, bath with shower over

### Outside

#### Terrace

South west aspect balcony with river and sea views

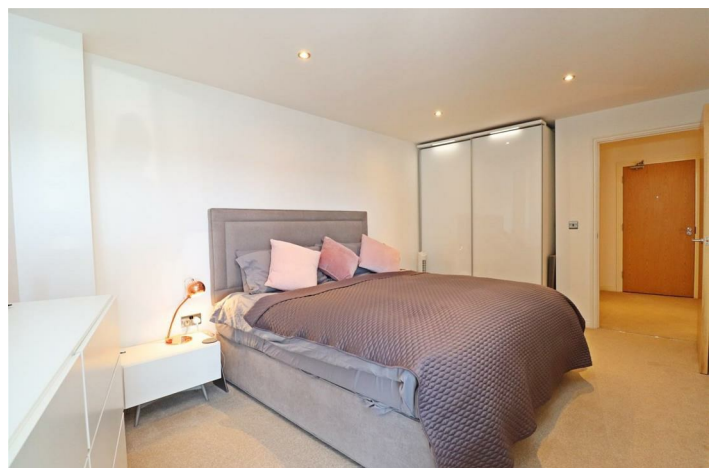
### Parking

Underground allocated parking space large enough to fit two cars

### Communal Garden

### Agents Notes

We have been informed by the seller that the property has 125years remaining on the lease and the maintenance contribution of £2000 PA includes hot water and heating costs



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## Mariners Point, 83 Brighton Road, Shoreham-by-sea, BN43 6DH

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

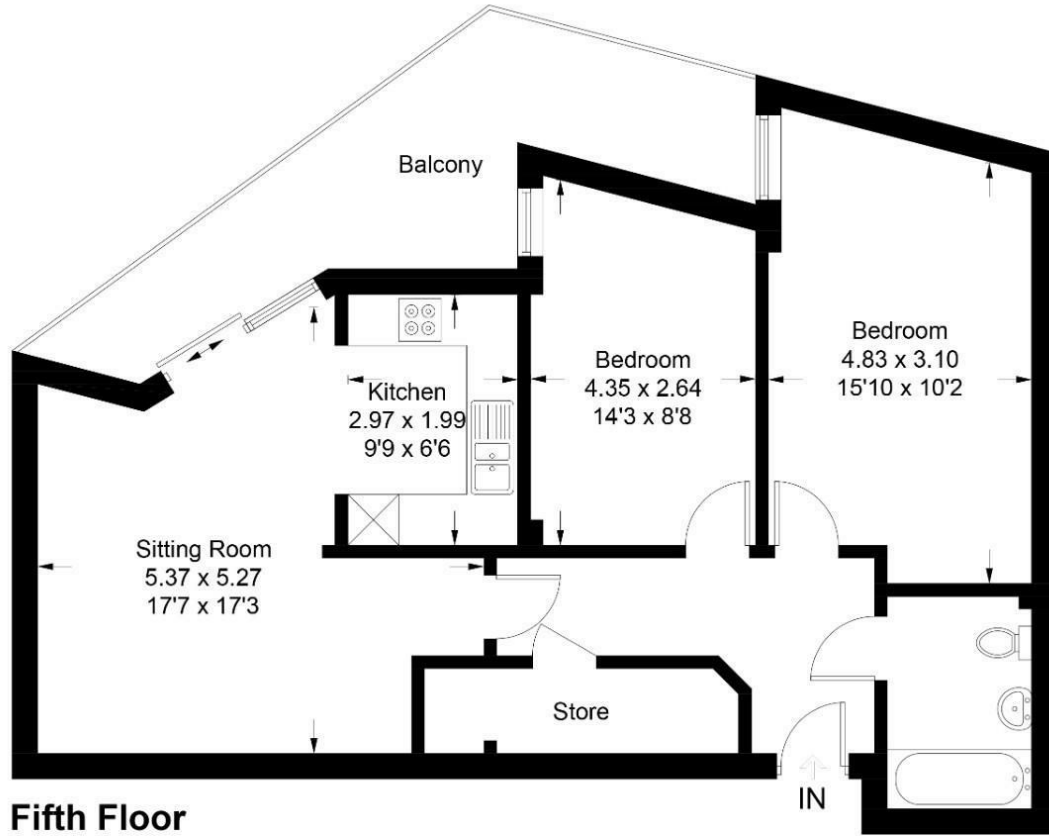


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.