



Asking Price  
£350,000  
Leasehold

## Brighton Road, Shoreham-By-Sea

- Mariner Point Development
- Lift Access
- Open Plan Living
- Secure Parking
- EPC: B
- Second Floor Apartment
- Two Double Bedrooms
- Contemporary Kitchen & Bathroom
- Wrap Around Balcony With Fantastic River Views
- Council Tax Band: C

Robert Luff & Co are delighted to present this fantastic second floor apartment located in the exclusive Mariner Point riverside development in ever popular Shoreham By Sea. Shoreham High Street with its fine array of independent shops, bars, cafe's and restaurants is just moments away, whilst Shoreham mainline station is within a five minute walk. The generous accommodation comprises: Entrance hall with large storage cupboard, open plan living room and contemporary fitted kitchen with integrated appliances, two double bedrooms and family bathroom. The property further benefits from a wrap around balcony offering fantastic river views and a private parking space in secure underground car park. VIEWING ESSENTIAL!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
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## Accommodation

### Communal Entrance Hall

Passenger lift and stairs to all floors.

### Second Floor Landing

Personal front door to:

### Entrance Hall

Large storage cupboard housing boiler, radiator.

**Open Plan Lounge/Diner/Kitchen 17'8" extending to 18'4" x 13'9" extending to 18'3" (5.38m extending to 5.59m x 4.19m extending to 5.56)**

Downlighters, two radiators, door entryphone system, TV aerial point, windows and sliding doors onto balcony.

### Kitchen Area

Downlighters. Fitted kitchen comprising: Range of fitted wall and base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, fitted electric oven, electric hob and extractor hood, integrated fridge/freezer, washing machine and dishwasher.

### Balcony

Large balcony with steel and glass balustrade, offering fantastic South Easterly views across the River Adur.

### Bedroom One 16'1" x 10'3" (4.90m x 3.12m)

Downlighters, double glazed window with river view, radiator.

### Bedroom Two 13'7" x 8'6" (4.14m x 2.59m)

Downlighters, double glazed window with river view, radiator.

### Bathroom

Downlighters. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, Fully tiled walls, tiled floor, heated towel rail.

### Parking

One allocated parking space in secure underground garage.

### Lease & Outgoings

The seller has advised the following:

Lease: Approx. 118 Years Remaining

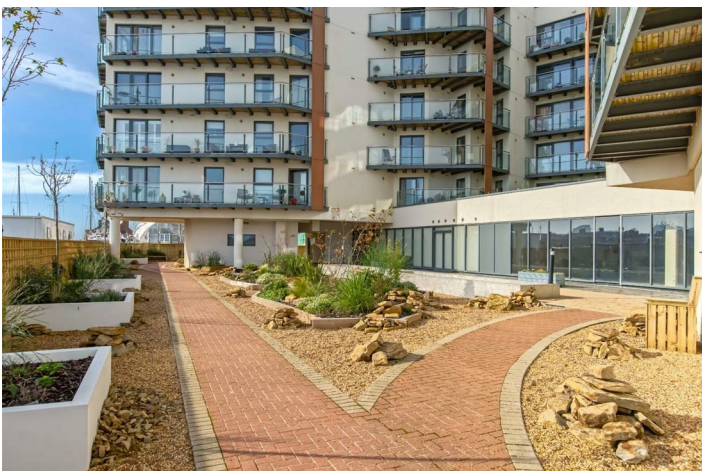
Ground Rent: £125 per half year.

Service Charge: £1,100 per half year, including heating & hot water.

3-7 South Street, Lancing, West Sussex, BN15 8AE

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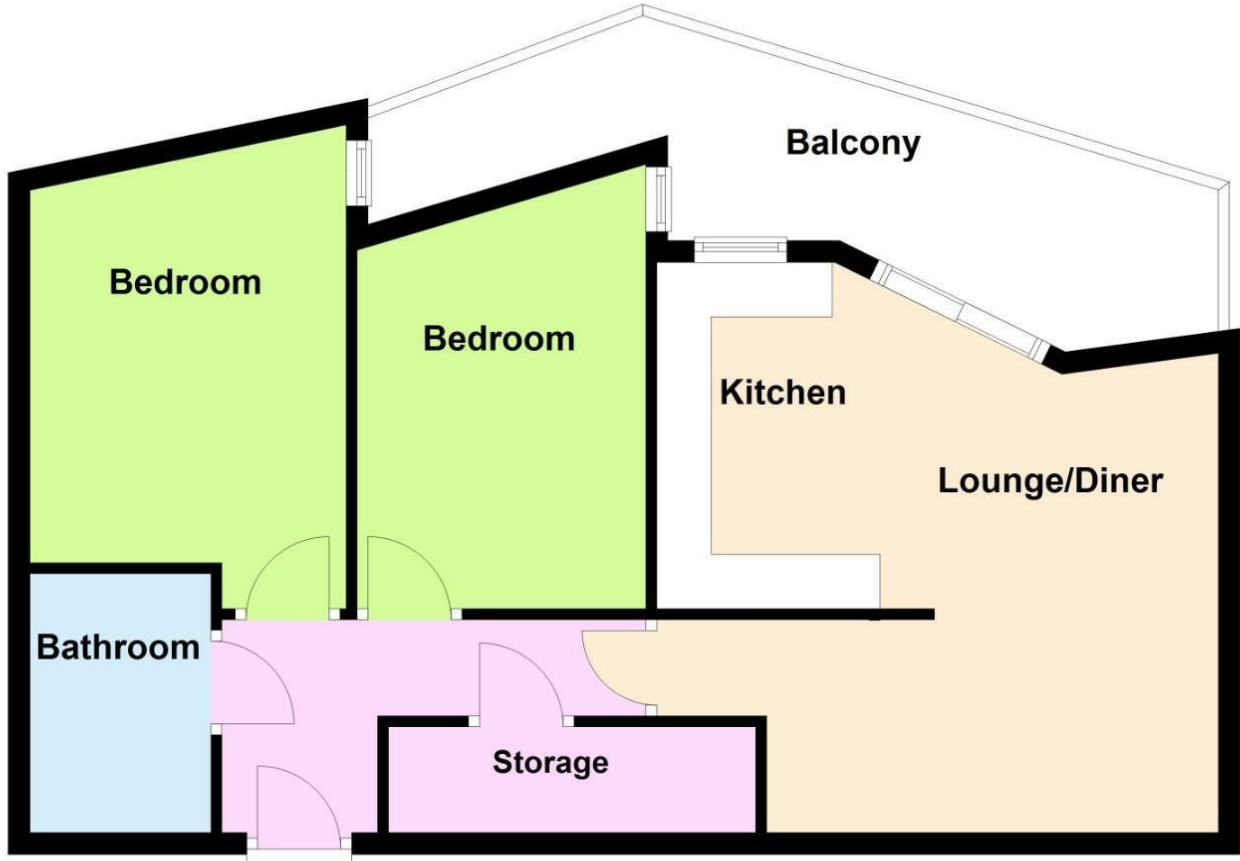
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## Floor Plan

Approx. 58.9 sq. metres (633.5 sq. feet)



Total area: approx. 58.9 sq. metres (633.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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.