



Mariner Point | Brighton Road | Shoreham by Sea | BN43 6DH

Guide Price **£250,000 - £270,000**

JS
jacobs|Steel



We are delighted to offer for sale this extremely well presented first floor apartment with South/East aspect private balcony and River glimpses, being positioned in this popular development close to Shoreham High Street and mainline train station.



Key Features

- First Floor Apartment
- Modern Development In Central Shoreham
- River Glimpses
- Private South/East Aspect Balcony
- Luxurious Fitted Bathroom
- Modern Kitchen With Integrated Appliances
- Separate Utility Cupboard
- Close To Shoreham High Street & Mainline Train Station
- Double Glazing & Gas Central Heating
- Inspection Is A Must



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Coded security telephone entry system to communal front door:-

COMMUNAL HALLWAY With stairs and passenger lift leading to:-

FIRST FLOOR

Private front door opening into:-

ENTRANCE HALLWAY Comprising carpeted flooring, spotlights, wall mounted heating control panel, radiator.

FITTED UTILITY STORAGE CUPBOARD Which has lighting, recessed shelving, roll edge laminate work surfaces space and provision for washing machine below, also potential space for tumble dryer above.

LUXURY FITTED FAMILY BATHROOM Comprising tiled flooring, fully tiled walls, low flush wc, contemporary hand wash basin with mixer tap, wall mounted vanity unit with mirrored front, chrome ladder style heated towel rail, panel enclosed bath with shower attachment over, extractor fan, spotlights.

MASTER BEDROOM South/East aspect. Comprising carpeted flooring, fitted mirror fronted wardrobe with hanging rails and shelving, upstanding radiator, double glazed window with River glimpses, spotlights.

OPEN PLAN LOUNGE/KITCHEN DINING SPACE.

KITCHEN AREA: Comprising laminate flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards in a high white gloss finish, inset one and a half bowl Lamona stainless steel single drainer sink unit with mixer tap, tiled splashbacks, integrated oven with hob and extractor fan above, radiator, matching integrated fridge and freezer units, matching integrated Beko dishwasher, security entryphone,

LOUNGE/DINING SPACE: South/East and North/East aspect. Comprising laminate flooring, television point, spotlights, double glazed window, radiator, double glazed sliding doors out to balcony.

EXTERNAL

PRIVATE SOUTH/EAST ASPECT BALCONY Having River glimpses, glass balustrade, outside lighting.

TENURE

LEASE: 125 years from 2019 - Approximately 121 years remaining

MAINTENANCE: £1400 per annum

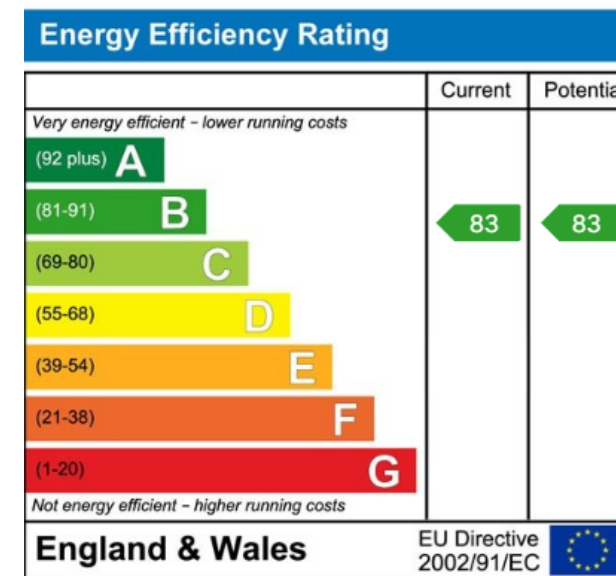
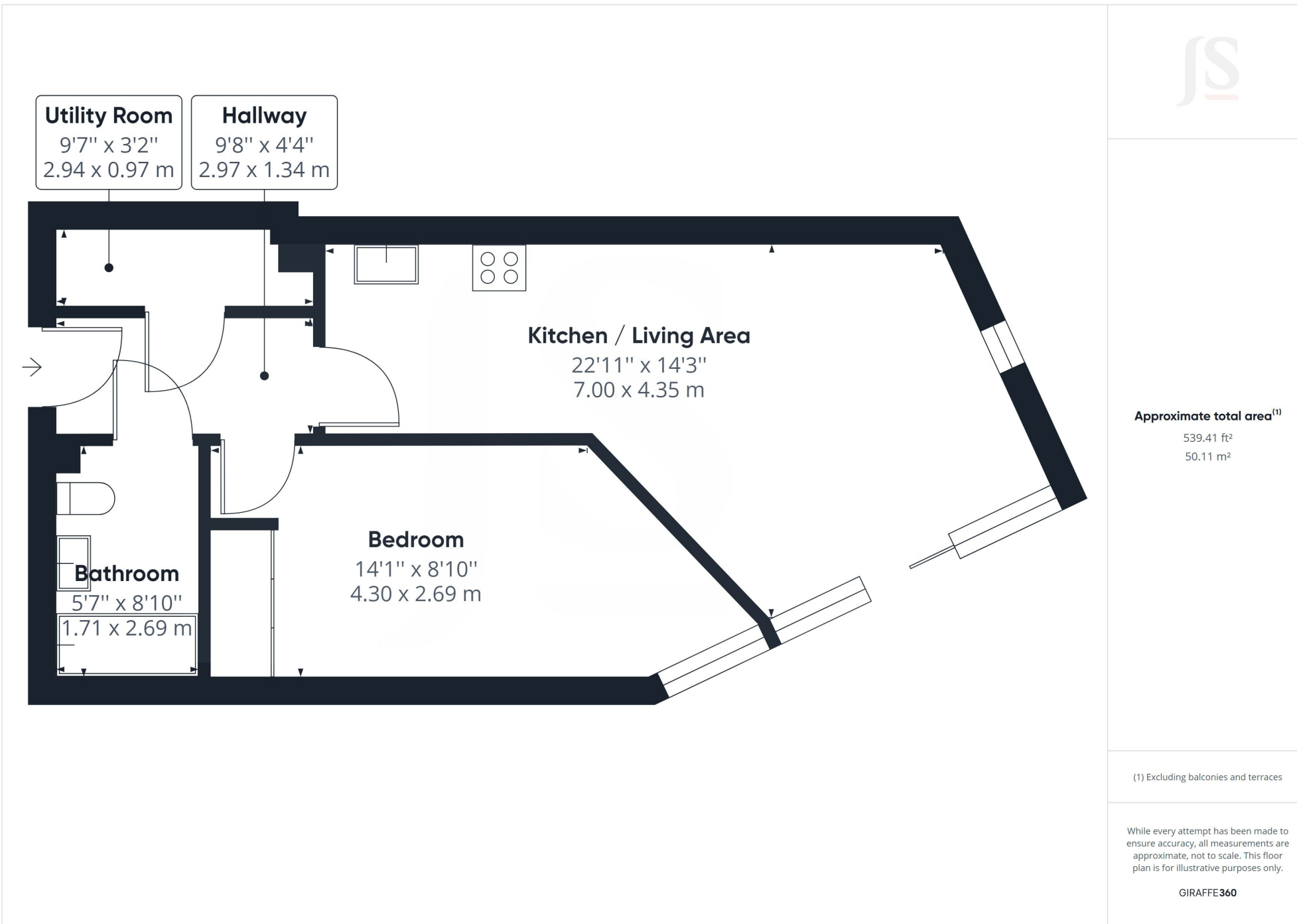
GROUND RENT: £150 per annum

LOCATION

Situated in Shoreham town centre within walking distance of local independent shops, bars and restaurants on East Street along with Shoreham by Sea Railway Station with trains direct to London Victoria. The main 700 bus route from Littlehampton to Brighton is also on the doorstep giving access to all parts of the town and its surrounding areas.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 549sqft)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.