



Mariner Point | Brighton Road | Shoreham by Sea | BN43 6DG  
Offers Over **£280,000**







We are delighted to offer for sale this extremely well presented raised ground floor double bedroom apartment with communal roof terrace access with distant Downland and Sea view, as well as allocated parking.





## Key Features

- Raised Ground Floor Apartment
- South Aspect Balcony
- High Specification Throughout
- Secure Underground Parking Space
- Communal Roof Terrace With Sea & Downland Views
- Luxury Fitted Bathroom
- Open Plan Living Room
- Inspection Is A Must
- Smart WiFi Lighting Throughout & Centralised Heating System
- Close To Shoreham Railway Station  
With Direct Trains To London Victoria



**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 leading into:-

ENTRANCE HALL Comprising carpeted flooring, radiator, spotlights.

UTILITY/STORAGE CUPBOARD Comprising space and plumbing for washing machine, wall mounted boiler.

MODERN BATHROOM Comprising tiled flooring, fully tiled walls, low flush wc, pedestal hand wash basin, panel enclosed bath with integrated shower and mixer tap, chrome ladder style heated towel rail, extractor fan, spotlights.

DOUBLE BEDROOM South aspect. Comprising double glazed window, radiator, spotlights.

OPEN PLAN LIVING AREA

Kitchen area: Comprising wood laminate flooring, square edge work surface with modern range of fitted cupboards and drawers below with LED lighting, matching eye level cupboards, part tiled splashbacks, stainless steel sink unit with mixer tap, integrated Lamona eye level microwave, inset Candy electric hob with Candy electric oven below, and extractor fan over, integrated smart (WiFi) dishwasher, integrated fridge/freezer, radiator, door entryphone system.

Lounge area: South aspect. Comprising wood laminate flooring, radiator, spotlights, double glazed windows and sliding door out onto Balcony.

### EXTERNAL

PRIVATE SOUTH FACING BALCONY Having direct views over the River Adur and communal garden areas. Comprising of glass balustrades and wooden decking.

COMMUNAL GARDEN AREAS & ROOF TERRACE The roof terrace is accessed via a passenger lift having panoramic views across the roof tops towards the South Downs, Lancing College and the Church, also over the yacht basin, River Adur and onwards to the Sea. Comprising of large decked area, glass balustrades

ALLOCATED PARKING SPACE

### TENURE

Leasehold

Lease: 125 years from 12 March 2021

Maintenance: £1456 per annum - service charge includes heating and hot water charges.

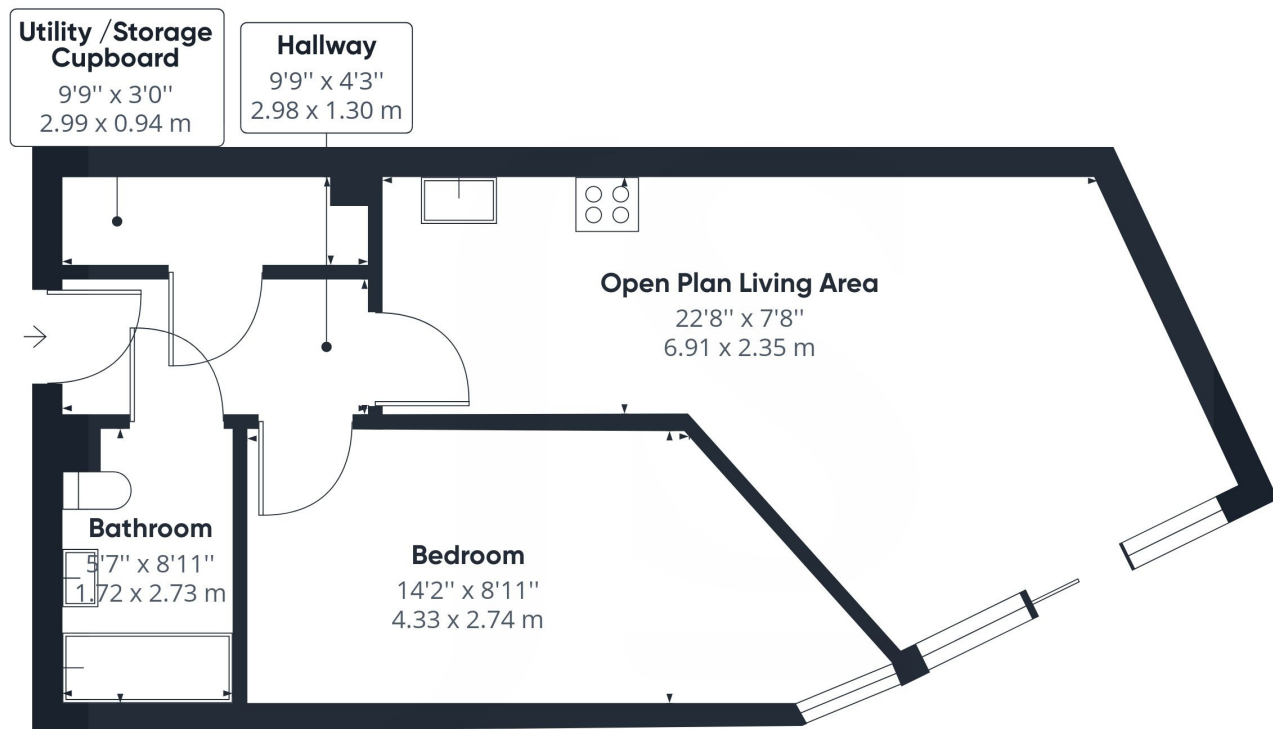
Ground Rent: £150 per annum

### 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.





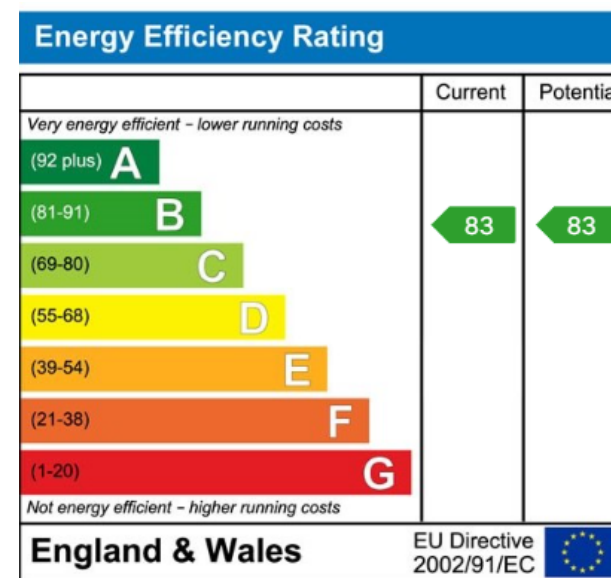


Approximate total area<sup>(1)</sup>  
 556.11 ft<sup>2</sup>  
 51.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 538sqft)

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.