



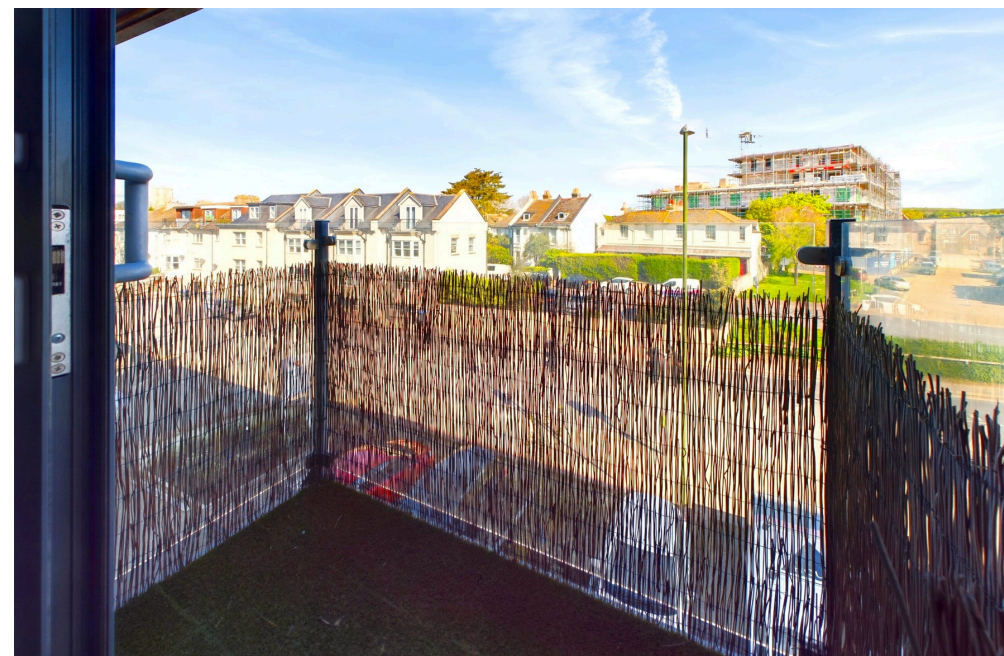
Mariner Point, Brighton Road | Shoreham by Sea | BN43 6DG

Offers Over £280,000





We are delighted to offer for sale this well presented two bedroom second floor apartment with private balcony having distant Downland views, being close to Shoreham High Street and Mainline train station.



Key Features

- Two Bedrooms
- Open Plan Kitchen/Living Area
- Balcony With Distant Downland Views
- Walk Distance To Shoreham Town Centre
- Close To Mainline Railway Station
- No Ongoing Chain
- Centralised Heating And Hot Water System
- Modern Fitted Bathroom
- Viewing Advised



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Coded security telephone entry system to communal front door:-

COMMUNAL HALLWAY With stairs and passenger lift leading to:-

SECOND FLOOR

Private front door leading into:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, single light fitting. Door to walk in storage cupboard, single light fitting, wall mounted Switch hot water tank, fuseboard.

OPEN PLAN KITCHEN/LIVING AREA
North aspect.

Kitchen Area: Comprising laminate flooring, fitted range of cupboards and drawers, square edge laminate work surface with matching upstand, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, integrated fridge/freezer and dishwasher, recessed lighting, extractor fan.

Lounge Area: Comprising laminate flooring, radiator, wall mounted heating control panel, wall mounted door entry phone system, double glazed window, double glazed sliding door out to:-

BALCONY With glass balustrade having distant downland views.

BEDROOM TWO North aspect. Comprising double glazed window, radiator, single ceiling light fitting, carpeted flooring.

BEDROOM ONE North aspect. Comprising double glazed window, radiator, single ceiling light fitting, carpeted flooring.

MODERN BATHROOM Comprising tiled flooring, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, tiled splashback, low flush wc, shaver point, chrome ladder style heated towel rail, recessed lighting, extractor fan.

TENURE

LEASEHOLD

Leasehold: 125 years from 2019 - Approximately 119 years remaining

Maintenance: Approximately £2255.16 per annum

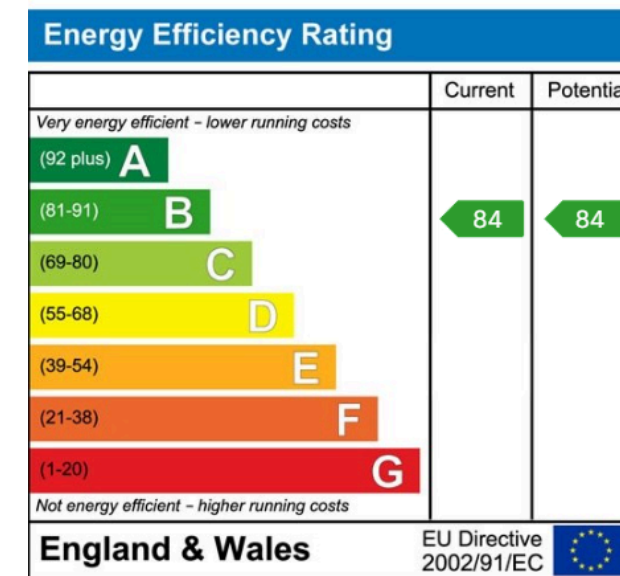
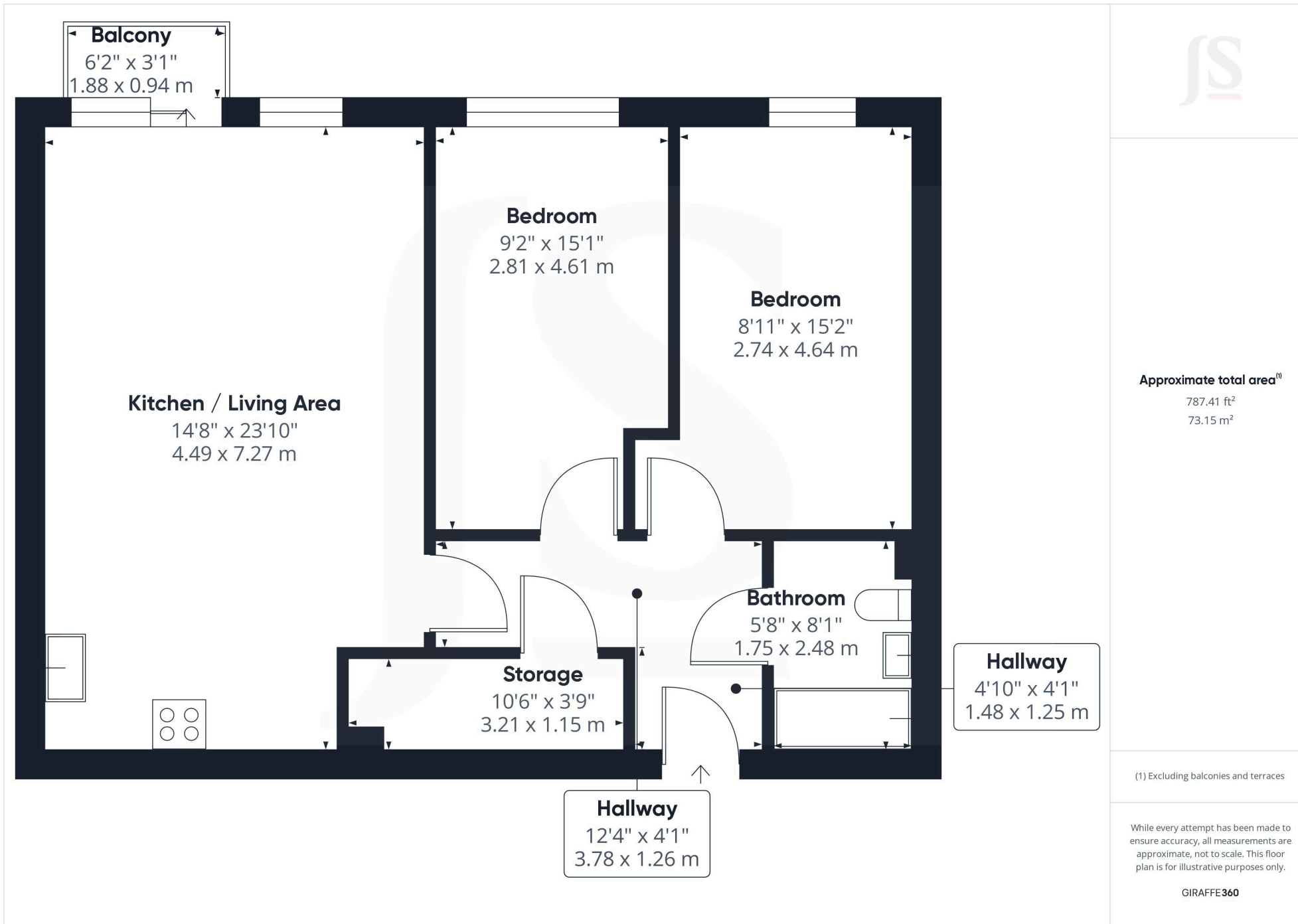
Ground Rent: Approximately £200 per annum

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: 775sqft

Tenure: Leasehold

Council tax band: C

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.