



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

Guide Price £300,000 - £325,000



We are delighted to offer for sale this well presented two bedroom first floor apartment benefitting from private balcony with river views.



Property details: Mariner Point, Brighton Road | Shoreham by Sea | BN43 6DH

Key Features

- Two Double Bedrooms
- Large Balcony With River Views
- First Floor With Passenger Lift
- Well Presented Throughout
- Central Shoreham Location
- Residents Parking Permit
- Remainder Of 10 Year New Build Guarantee
- Open Plan Kitchen/Lounge
- Modern Kitchen With Integrated Appliances
- Centralised Heating And Hot Water System



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Coded security telephone entry system to communal front door:-

COMMUNAL HALLWAY With passenger lift and stairs leading to first floor, private front door leading into:-

SPACIOUS ENTRANCE HALL Comprising radiator, carpeted flooring, spotlights, large walk in storage cupboard housing hot water and heating system, electrical consumer unit.

BATHROOM Comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, pedestal hand wash basin with mixer tap, low flush wc, fully tiled walls, chrome heated towel rail, wall mounted light with shaver point, extractor fan.

BEDROOM ONE South aspect. Comprising aluminium framed double glazed window benefitting from direct river views and distant roof top views, radiator, recessed spotlights, carpeted flooring.

BEDROOM TWO South aspect. Comprising aluminium framed double glazed window benefitting from direct river views and distant roof top views, radiator, recessed spotlights, carpeted flooring.

OPEN PLAN LOUNGE/DINER/KITCHEN South/East aspect. Comprising aluminium framed double glazed sliding door to Balcony, benefitting from direct river views and distant roof top views.

Lounge/Diner Area: Comprising engineered oak wood flooring, spotlights, two radiators

Kitchen Area: Comprising sunken spotlights, square edge laminate work top with base and eye level units, part tiled splash back, one and a half bowl stainless steel sink unit with mixer tap, integrated Beko appliances include fridge/freezer, washing machine, dishwasher, electric fan over, inset electric hob and extractor fan over.

EXTERNAL

PRIVATE BALCONY Benefitting from direct views over the River Adur and distant roof top views, comprising wooden decked flooring and glass balustrade.

COMMUNAL GARDEN AREAS

COMMUNAL TV AERIAL Which provides free to air channels, with the option to have a Sky service through a communal connection system, however, you would need to have your own Sky subscription

COMMUNAL PARKING On a first come first serve with residents parking permit

TENURE

Leasehold

LEASE: Approximately 118 years remaining

MAINTENANCE: Approximately £2400 per annum - which includes gas and hot water

GROUND RENT: Approximately £250 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

