



## Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6DH

- An Impressive One Bedroom First Floor Seafront Apartment
- Open Plan Kitchen Breakfast Room
- Ample Built In Storage
- Prime Shoreham By Sea Location

ASKING PRICE £300,000

- Large Balcony With Sea Views
- Lift Access To First Floor
- Excellent Transport Facilities Nearby
- Moments From Shoreham High Street





If it's all about location location location for you, Mariners Point is nestled just off Shoreham seafront between the promenade and Brighton Road so you are right in the heart of this fabulous & vibrant town centre. In this location, you have the best of both worlds with our famous beach and promenade literally on your doorstep one way with an abundance of cafes, shops, boutique shops, eateries, bars, gyms and amenities available at the other end of the street. It is so quiet and peaceful here too so you can appreciate the sea air well & truly away from the tourist track!

Also, only a short drive into Brighton & Hove from the property are the many tourist attractions and iconic sites, trendy shops, historic West Pier and the not-so-historic British Airways i360. For anyone commuting or travelling further afield, Shoreham railway station is conveniently close by.

Internally the flat is spacious and has accommodation comprising of an entrance hall, a long double bedroom to the side, a large lounge/ breakfast area that opens onto the rear south-facing balcony and a fantastic open-plan kitchen that includes an electric oven and built-in white goods such as; dishwasher and washing machine last but not least in the internal bathroom which has both bath and shower overhead, button flush toilet and pedestal sink.



The pièce de resistance has to be the private sunny balcony which is a great size and fully enclosed making it useful all year round. It is also the perfect place for a spot of sunbathing, a little al fresco dining and entertaining friends & family in those warmer months of the year. Other benefits include a long lease and being only four years old you are still well within the warranty, so maintenance won't be a problem for many years to come. You'll need to be quick to view this superb property!



# Accommodation

## FIRST FLOOR FLAT

ENTRANCE HALLWAY

KITCHEN

11' 7" x 7' 9" (3.54m x 2.37m)

LIVING ROOM

11' 7" x 11' 0" (3.55m x 3.38m)

BATHROOM

BEDROOM

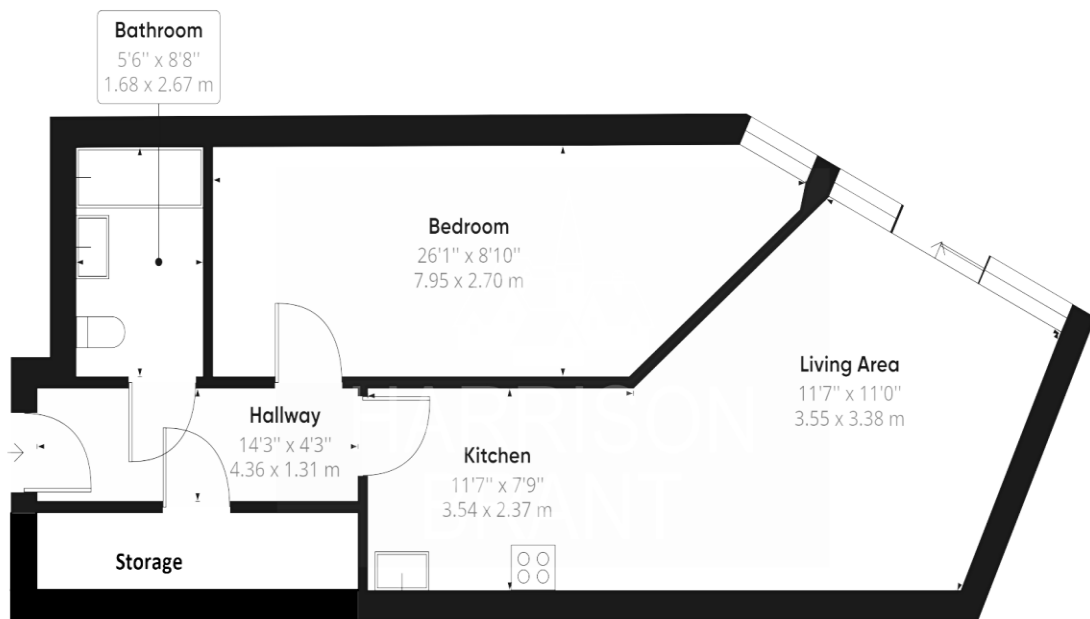
26' 01" x 8' 10" (7.95m x 2.70m)

## OUTSIDE

SOUTH FACING BALCONY







Approximate total area<sup>(1)</sup>

625.87 ft<sup>2</sup>  
58.15 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

**Picture this...**

This is the ideal property to come home to after a long day! Relaxing in your private balcony whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short walk onto the high street and really soak up Shoreham By Sea's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This Town really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Old Boat House  
Bosham Lane  
Bosham  
PO18 8HS

www.soloestates.co.uk  
01243 624 637  
info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm  
Sat: 9am - 4pm

