



Flat, 91, Mariner Point, 83 Brighton Road | | Shoreham-By-Sea

BN14 2DU

WB
WARWICK BAKER
ESTATE AGENT

ESTATE AGENT



Flat, 91, Mariner Point, 83 Brighton Road | | Shoreham-By-Sea | BN43 6DH

Offers In Excess Of £450,000

*** OFFERS IN EXCESS OF £450,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TRULY UNIQUE PENTHOUSE APARTMENT NESTLED ON THE TRANQUIL RIVER ADUR IN CHARMING SHOREHAM BY SEA.

MARINER POINT IS A SPECTACULAR MODERN DEVELOPMENT COMPLETED IN 2019, JUST A MINUTE'S STROLL FROM THE VIBRANT SHOREHAM TOWN CENTRE. ENJOY AN IDEAL LOCATION NEXT TO THE SUSSEX YACHT CLUB AND THE CONVENIENT FOOTBRIDGE LEADING YOU STRAIGHT TO THE STUNNING BEACH.

- PASSENGER LIFT
- FRONT BALCONY WITH RIVER AND SEA VIEWS
- SECURE UNDERGROUND PARKING SPACE
- TWO DOUBLE BEDROOMS
- 31' REAR ROOF TERRACE WITH DOWNLAND VIEWS
- NO UPWARD CAHIN
- DUAL ASPECT LOUNGE
- FULLY TILED BATHROOM
- MODERN KITCHEN/DINING AREA
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM

Front Door leading to:

ENTRANCE HALL

Door off entrance hall to storage cupboard, door off entrance hall to storage cupboard housing ' BEKO ' washing machine.

Door off entrance hall to:

LOUNGE/DINING ROOM/KITCHEN 20' x 19'7" (6.10m' x 5.79m'2.13m")

LOUNGE

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect with direct views of The River Adur and The English Channel, double glazed windows to the rear having views of The South Downs, laminate wood flooring, two double panelled radiators, security door entry phone, LED downlighting.

Sliding double glazed patio door off lounge to:

FRONT BALCONY

Having a favoured southerly aspect, with direct views of The River Adur and The English Channel, laid to wood decking, enclosed by steel and glass balustrade.

KITCHEN/DINING AREA

Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, inset ' BEKO '

four ring electric hob to the side, ' BEKO ' electric oven under, range of slow closing cupboards under, built in integrated ' BEKO ' dishwasher to the side, tiled splash back, complemented by matching wall units over, glass and stainless steel canopied extractor hood to the side, built in fridge/freezer to the side, free standing three seater breakfast bar with granite effect worktop, range of slow closing storage cupboards under, laminate wood flooring, LED downlighting.

Sliding double glazed patio door off kitchen/dining area to:

REAR ROOF TERRACE

31'9"x 24' (9.45m'2.74m"x 7.32m')

Laid to wood decking, views of The South Downs, Lancing College and central Shoreham, enclosed by part steel and glass balustrade,.

Door off entrance hall to:

BEDROOM 1

13'9" x 10'8" (3.96m'2.74m" x 3.05m'2.44m")

Double glazed windows to the rear with views of The South Downs, double panelled radiator.

Door off bedroom 1 to:

EN-SUITE

Being fully tiled, comprising pedestal wash

hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, LED down lighting, extractor fan, tiled flooring, step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding shower screen.

Door off entrance hall to:

BEDROOM 2

13' x 8'8" (3.96m' x 2.44m'2.44m")

Double glazed windows to the rear having a favoured southerly aspect, with direct views of The River Adur and The English Channel, double panelled radiator.

BATHROOM

Being fully tiled, comprising panel bath with mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, LED downlighting, extractor fan.

UNDERGROUND ALLOCATED PARKING SPACE

No:

OUTGOINGS

LEASE REMAINING – 125 years from and including 1 January 2018 – 117 YEARS

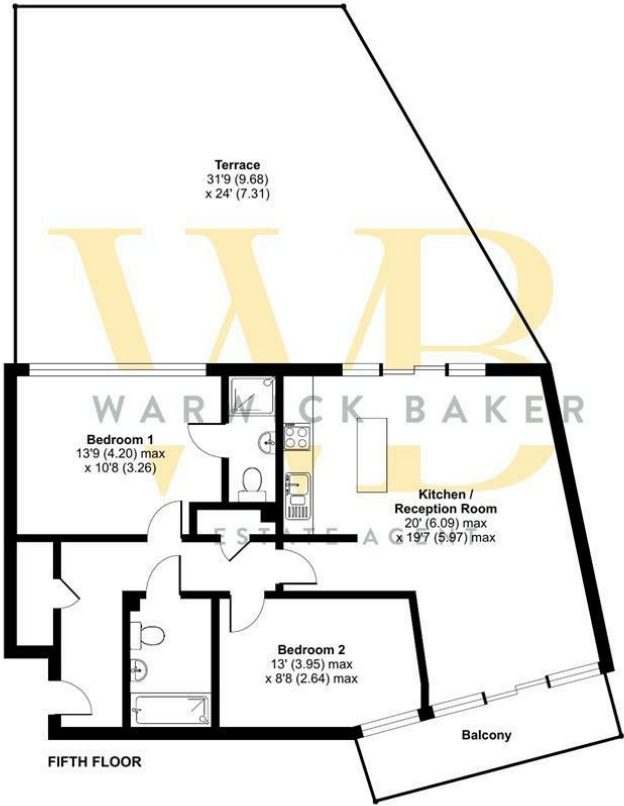
GROUND RENT – £300 PER ANNUM

MAINTENANCE – £3,000 PER ANNUM APPROX.



Brighton Road, Shoreham-by-Sea, BN43

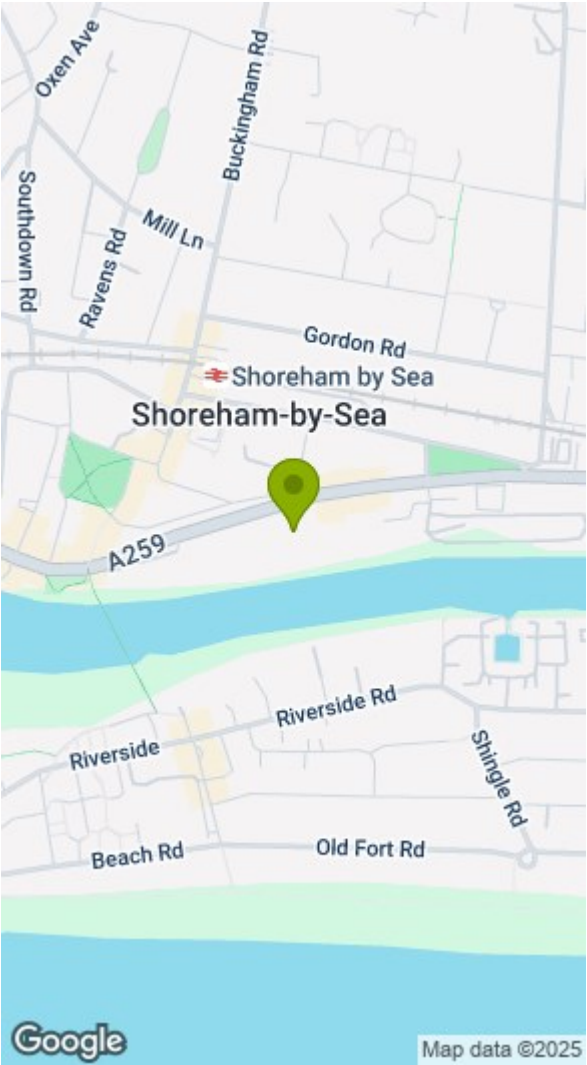
Approximate Area = 840 sq ft / 78 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1371272

Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	