

Mariner Point, Brighton Road, Shoreham by Sea

Guide Price **£300,000**

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedrooms
- No Ongoing Chain
- Secure Underground Parking
- Panoramic River Views
- Large Balcony
- Third Floor Apartment
- Open Plan Lounge / Kitchen
- Centralised Heating And Hot Water System

We are delighted to offer for sale this well presented two bedroom apartment benefitting from direct river views.

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.





Coded security telephone entry system to communal front door:-

COMMUNAL HALLWAY With stairs and passenger lift leading to:-

THIRD FLOOR Private front door leading into:-

SPACIOUS ENTRANCE HALL Comprising recessed spotlights, wall mounted radiator, laminate flooring, large built-in storage cupboard providing ample storage space housing fuseboard and internal heating system, with a single light fitting.

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

BEDROOM ONE South aspect benefitting from direct river views over the River Adur and Shoreham Beach. Comprising aluminium framed double glazed windows with fitted blinds, recessed spotlights, wall mounted radiator, carpeted flooring.

BEDROOM TWO South aspect benefitting from direct river views over the River Adur and Shoreham Beach. Comprising aluminium framed double glazed windows with fitted blinds, recessed spotlights, wall mounted radiator, carpeted flooring.

OPEN PLAN LOUNGE / KITCHEN / DINING AREA Southwest aspect benefitting from direct river views over the River Adur and Shoreham Beach.

Lounge area: Comprising aluminium framed double glazed sliding doors leading out onto balcony, recessed spotlights, laminate flooring and two wall mounted double radiators.

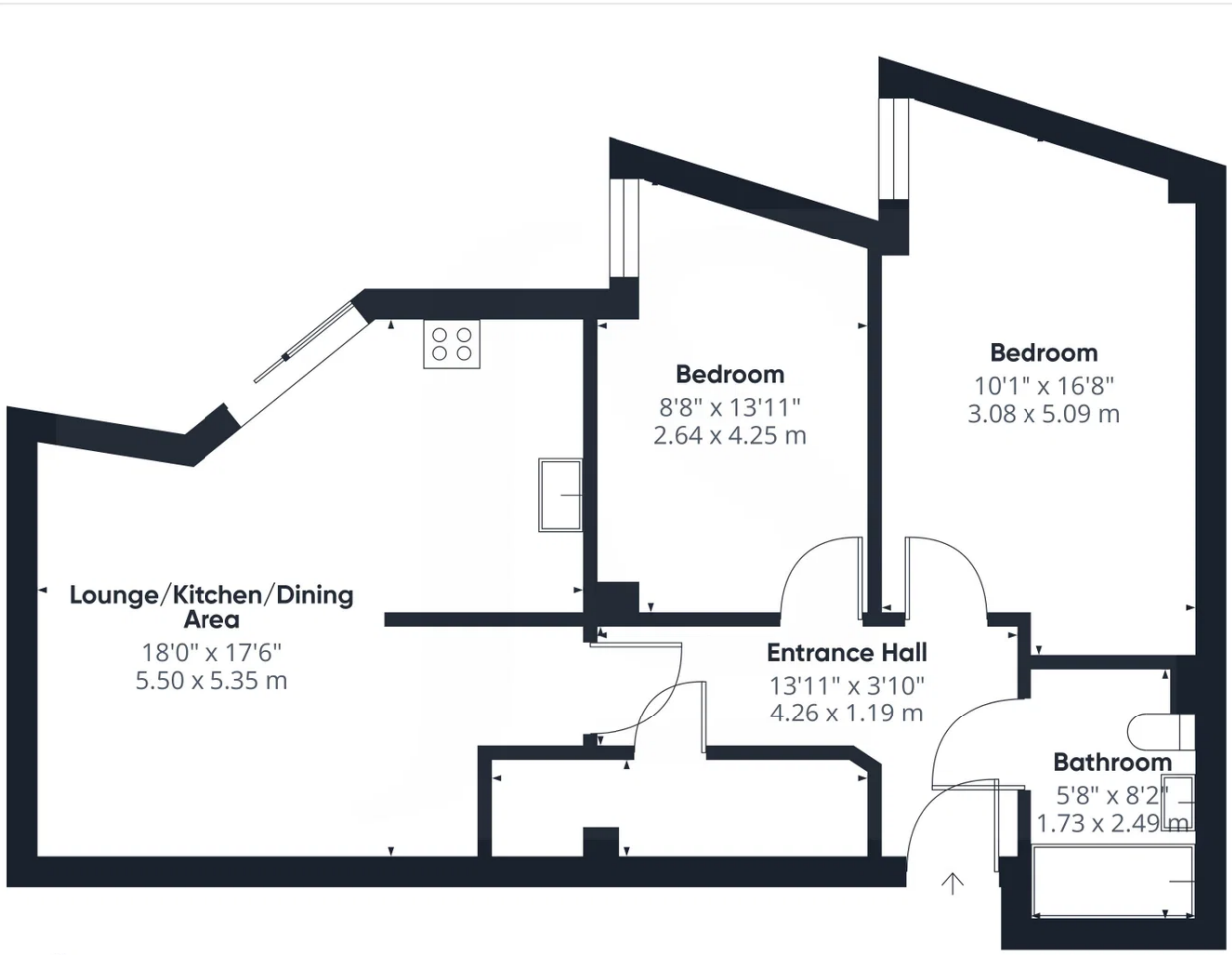
Kitchen area: Comprising square-edge laminate worksurfaces with contemporary cupboards below and matching eye level cupboards, inset one-and-a-half bowl stainless steel sink unit with drainer board and chrome mixer tap. Integrated appliances include Beko oven with integrated four-ring electric hob and stainless steel extractor fan over, full-size Beko dishwasher, Beko washer/dryer, fridge/freezer. Part tiled splashbacks, recessed spotlights, laminate flooring.

SOUTH/WEST FACING BALCONY Benefitting from direct river views and views over Shoreham Beach, providing ample space for seating and storage.

ALLOCATED PARKING The property benefits from its own allocated parking space.

TENURE

Leasehold
LEASE: 125 years from and including 1 January 2018 - 116 years remaining
MAINTENANCE: Approximately £2,200.00 per annum
GROUND RENT: Approximately £250.00 per annum



Approximate total area(1)

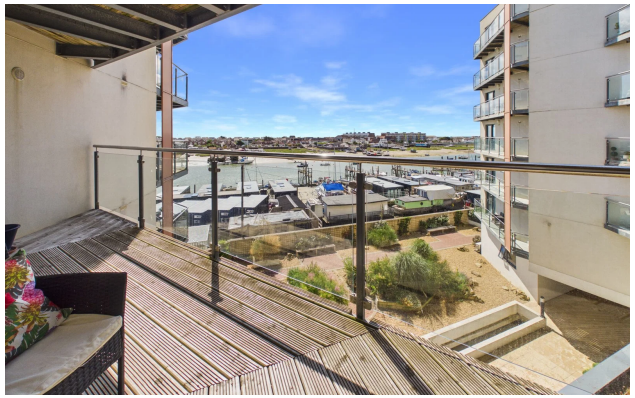
696 ft²

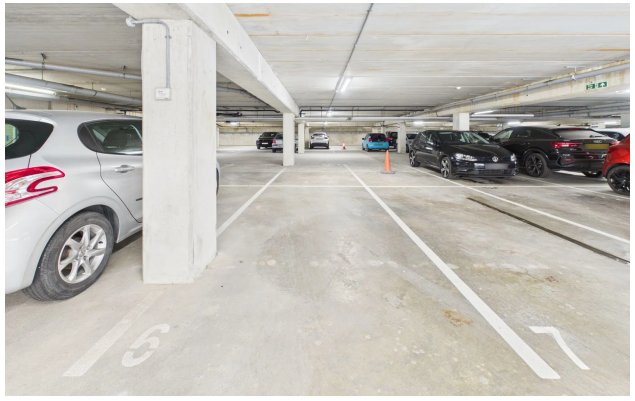
64.7 m²

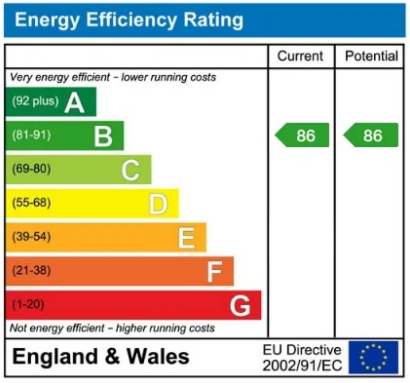
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel