



**Mariner Point Brighton Road, Shoreham-By-Sea BN43 6DH**

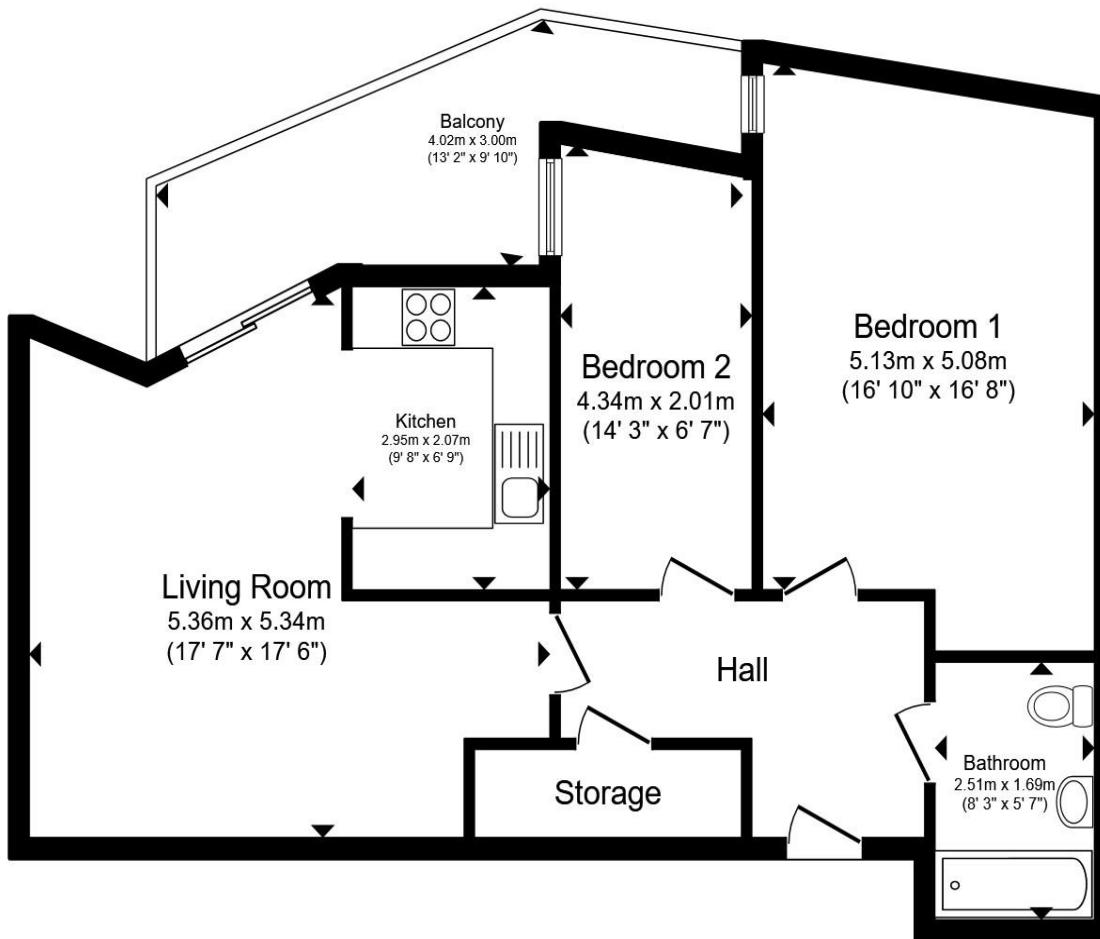


welcome to

## Mariner Point Brighton Road, Shoreham-By-Sea

Modern two-bedroom flat at Mariner Point, first floor with river views, large balcony, underground parking, and prime Central Shoreham location close to shops, transport, and beach access, with remaining 10-year warranty remaining and communal garden.





Total floor area 68.3 m<sup>2</sup> (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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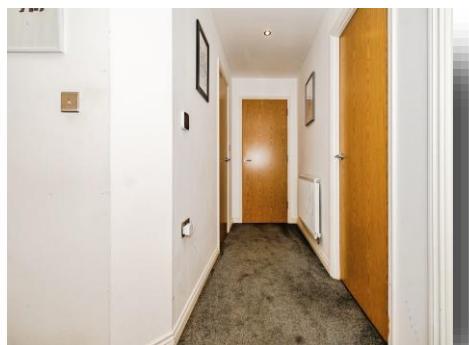
- First floor 2 Double bedroom apartment with River Views
- Secure underground parking space with direct access outside flat via lift
- Modern open-plan contemporary kitchen with integrated appliances
- Central Shoreham
- Close to footbridge to the beach

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2400.00 Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£300,000**



view this property online [fox-and-sons.co.uk/Property/SHM105390](http://fox-and-sons.co.uk/Property/SHM105390)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SHM105390 - 0008

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