

Mariner Point, Brighton Road, Shoreham by Sea

£280,000

Jacobs | Steel









Property Type: Apartment

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- 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

We are delighted to offer for sale this well presented two bedroom first floor apartment benefitting from private balcony with 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 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 aluminum framed double glazed window benefitting from direct river views and distant roof top views, radiator, recessed spotlights, carpeted flooring.

BEDROOM TWO South aspect. Comprising aluminum 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 aluminum 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

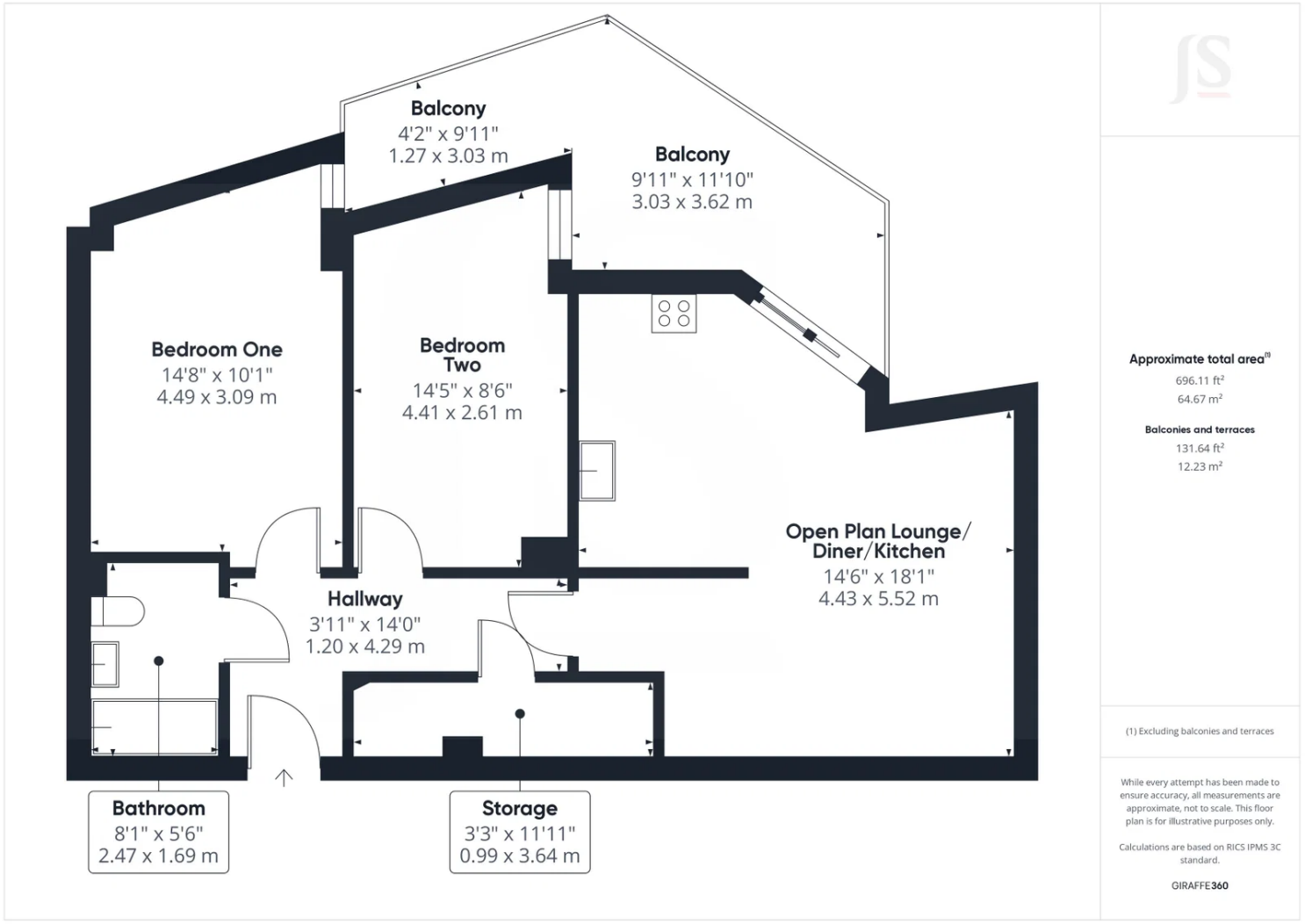
Kitchen Area: Comprising sunken spotlights, square edge laminate work top with base and eye level units, part tiled splash back, one and a half bowl stainless steel sink unit with mixer tap, space for free standing fridge/freezer, washing machine and dishwasher. Built in electric oven, inset electric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

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

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 GARDEN AREAS

TENURE
Leasehold
LEASE: Approximately 116 years remaining
MAINTENANCE: Approximately £2400 per annum
GROUND RENT: Approximately £250 per annum



Approximate total area(1)

696.11 ft²

64.67 m²

Balconies and terraces

131.64 ft²

12.23 m²

(1) Excluding balconies and terraces

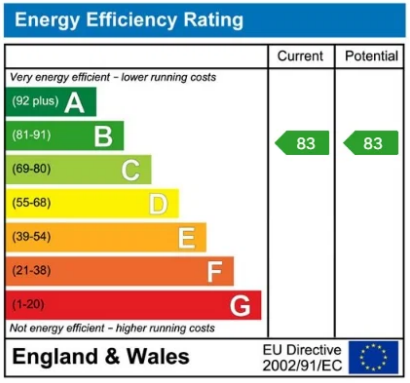
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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