



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

welcome to

Mariner Point ,Brighton Road, Shoreham-By-Sea

A beautifully presented two double bedroom first floor apartment enjoying stunning views over the River Adur, two private balconies, secure underground parking and within easy reach of Shoreham town centre, the station and beach.

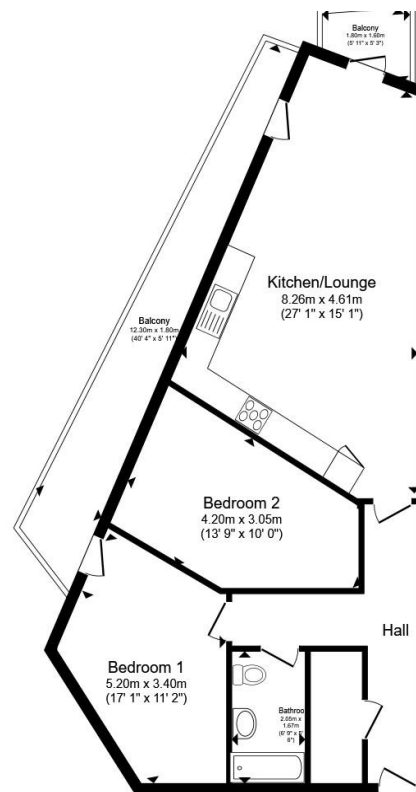


This stylish apartment is bright and spacious throughout, with the standout feature being the impressive open-plan living space, perfectly positioned to take advantage of the stunning river outlook. With doors opening onto two separate balconies, both enjoying views over the water and providing the perfect place to relax or entertain.

The modern kitchen has been thoughtfully designed with integrated appliances and excellent storage. Both bedrooms are generous doubles, with the principal bedroom also benefiting from direct access to a balcony and wonderful riverside views. A modern bathroom and useful built-in storage further enhance the accommodation.

Additional benefits include an allocated parking space in the secure underground carpark, attractive communal areas and the added advantage of Right to Manage. Internal viewings are highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Total floor area 74.1 m² (797 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

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Mariner Point Brighton Road, Shoreham-By-Sea

- River Views
- Secure Allocated Parking
- Modern Throughout
- Two Double Bedrooms
- Lift Access

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105716



Property Ref:
SHM105716 - 0005

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.

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