



Mariner Point | Brighton Road | Shoreham by Sea | BN43 6DG

£260,000





We are delighted to offer for sale this well presented second floor apartment with private balcony having distant Downland views, situated in this popular development close to Shoreham High Street and Mainline train station.



Key Features

- Two Bedrooms
- Additional Study Room
- Open Plan Lounge/Kitchen/Diner
- Balcony With Distant Downland Views
- Close To Shoreham Town Centre
- Close To Mainline Railway Station
- No Onward Chain



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Coded security telephone entry system to communal front door:-

COMMUNAL HALLWAY

With stairs and passenger lift leading to:-

SECOND FLOOR

Private front door leading into:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, single light fitting, radiator. Door to walk in storage cupboard, single light fitting, wall mounted Switch hot water tank, housing meters and fuseboard.

OPEN PLAN LOUNGE/KITCHEN/DINER

North aspect.

Kitchen Area: Comprising laminate flooring, fitted range of cupboards and drawers, roll edge laminate work surface with inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring electric hob with extractor fan over and oven below, integrated fridge/freezer, dishwasher and washing machine, part tiled splashback, recessed lighting, extractor fan.

Lounge Area: Comprising laminate flooring, radiator, wall mounted heating control panel, wall mounted door entry phone system, double glazed sliding door out to:-

BALCONY With glass balustrade having distant downland views.

From Lounge sliding door through to:-

STUDY North aspect. Comprising laminate flooring, double glazed window, radiator, recessed light.

BEDROOM TWO North aspect. Comprising double glazed window, radiator, single ceiling light fitting.

BEDROOM ONE North aspect. Comprising double glazed window, radiator, single ceiling light fitting.

MODERN BATHROOM Comprising tiled flooring, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, tiled splashback, low flush wc, shaver point, chrome ladder style heated towel rail, recessed lighting, extractor fan.

EXTERNAL

UNDERGROUND ALLOCATED PARKING SPACE

TENURE

Leasehold

Lease: 125 years from 01/11/2018

Maintenance: To be confirmed

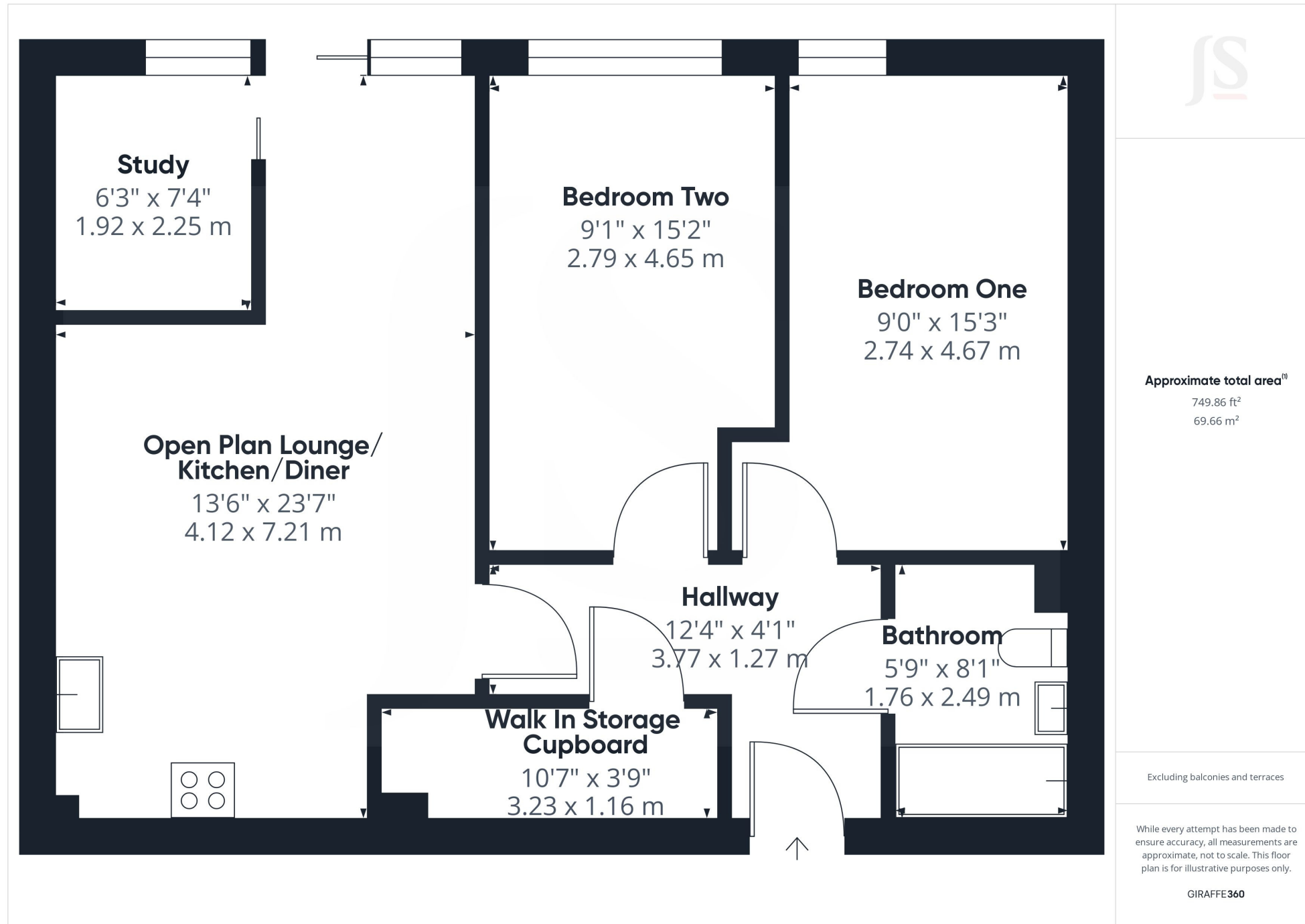
Ground rent: £200 per annum

LOCATION

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.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 775 sqft

Tenure: Leasehold

Council tax band: C

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