



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

£280,000





We are delighted to offer for sale this one bedroom third floor apartment situated in the popular central Shoreham development having the benefit of private balcony with River views.



Key Features

- One Bedroom Apartment
- Open Plan Kitchen/Lounge
- Balcony With River Views
- Centralised Heating And Hot Water System
- Lift Serviced Block
- Close To Shoreham High Street
- Spacious Storage Room
- Walking Distance to Shoreham Mainline Station
- Close To Shoreham Footbridge Leading Over To Beach Access



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Coded security telephone entry system to communal front door:-

COMMUNAL HALLWAY With stairs and passenger lift leading to:-

THIRD FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising two ceiling mounted contemporary directable spotlights, radiator, cupboard housing fuse board, heating system, two hanging rails, lighting.

BATHROOM Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal hand wasin basin with chrome mixer tap, low flush wc, wall mounted chrome heated towel rail, wall mounted extractor fan.

BEDROOM North aspect benefitting from distant roof top and South Downs views. Comprising aluminium framed floor to ceiling window, ceiling mounted contemporary directable spotlights, radiator.

OPEN PLAN LOUNGE/KITCHEN

Lounge Area: East aspect benefitting from direct views over the River Adur and towards Shoreham Beach. Comprising aluminium framed window, large wall mounted radiator, sunken spotlights.

Kitchen area: Comprising roll edge laminate work surface with white gloss base and eye level cupboards, composite contemporary sink unit with drainer and mixer tap. Integrated Beko appliances include washer/dryer, dishwasher, oven, induction four ring electric hob and fridge/freezer. Contemporary extractor fan.

EXTERNAL

Aluminium framed sliding door from Lounge area out onto :-

BALCONY Having panoramic views of South Downs and over to the River Adur.

EXTERNAL

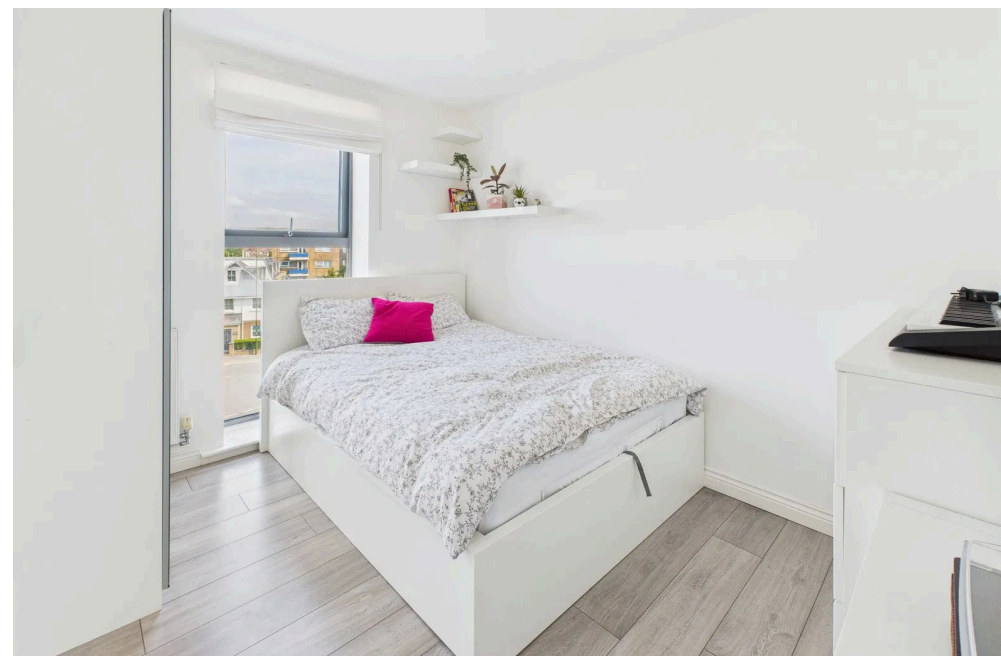
Lease: 125 years from 1 November 2018 - Approximately 118 years remaining

Maintenance: Approximately £2400 per annum

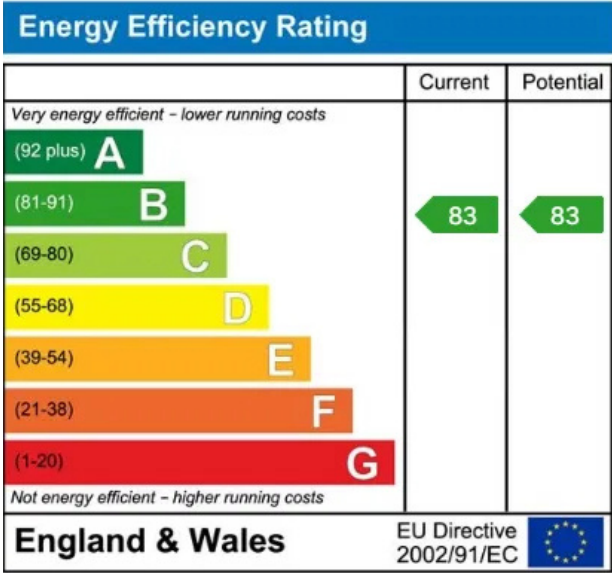
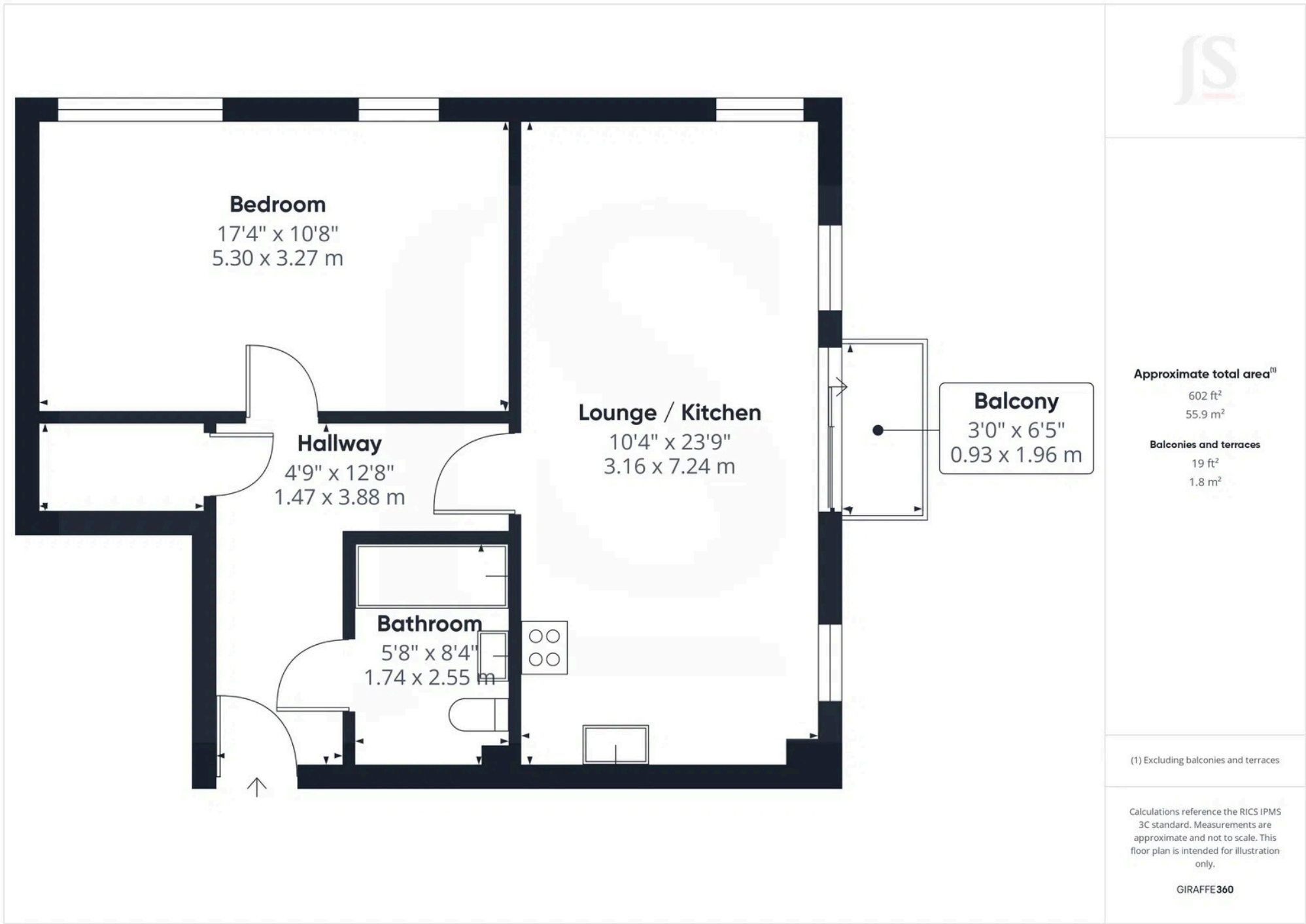
Ground rent: Approximately £250 per annum

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



Property Details:

Floor area (as quoted by floorplan): 602 sqft

Tenure: Leasehold

Council tax band: B

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.