



108 Mariner Point 83 Brighton Road, Shoreham by Sea, West Sussex BN43 6DH

Warwick Baker Estate Agents are delighted to offer a selection of two bedroom new purpose built apartments. The flats benefit from living rooms with private balconies affording views over the River Adur towards the sea, white gloss kitchens, quality bathrooms, audio entry phone system and passenger lift to all floors. Mariners Point is positioned next to the Surry Boat Yard, which has been established in Shoreham since the second World War. With access to the waters edge this development is the perfect location for onlookers and nautical enthusiasts alike. The development also offers a large retail outlet with additional parking and boasts two further riverside outlets.

Shoreham By Sea is mid way between Brighton and Worthing on the West Sussex Coast. The town has much to offer residents and is well situated for communication links via the A27 coastal route. London is only 56 miles away and the A23, A24 and M23 offer easy access to the M25. Shoreham has the benefit of its own airport. Shoreham mainline railway station is within 2 or 3 minutes' walk with direct links to London Victoria (69 minutes leaving every 20 minutes), London Bridge (80 minutes leaving every half an hour) and Gatwick Airport (40 minutes leaving every half an hour). Comprehensive local shopping is available both in the town centre and at The Holmbush Centre in North Shoreham, boasting a range of local superstores which include Marks & Spencer's, Tesco and Next.

SHOW FLAT AVAILABLE TO VIEW NOW - PLEASE RING TO BOOK AN APPOINTMENT

PHOTOS WERE TAKEN AT THE FOURTH FLOOR SHOW FLAT

SELECTION OF FLATS AVAILABLE TO BUY OFF PLAN, PLEASE CONTACT US.

£338,500

108 Mariner Point 83 Brighton Road, Shoreham by Sea, West Sussex, BN43 6DH

Front door leading to ENTRANCE HALL

16'7" x 12'3" (5.07 x 3.74)

Being 'T' shaped, double panel radiator. Altech wall mounted digital central heating control unit, stainless steel LED downlighting. Door to walk in storage cupboard housing Switch 2 hot water system, wall mounted electric trip switch control unit.

Door off entrance hall to:

LIVING/KITCHEN/DINING ROOM

22'3" x 13'9" (6.8 x 4.2)

having a dual aspect, double glazed windows to the front having a favoured southerly aspect with direct views of the River Adur, views of the English Channel, double glazed windows and sliding double glazed patio doors to the side having a westerly aspect with direct views of the River Adur and views of the New Shoreham Footbridge, distant views of the English Channel, two double panel radiators, laminate wood flooring, stainless steel LED downlighting.

KITCHEN AREA

comprising stainless steel 1 1/4 bowl stainless steel sink unit, with contemporary style mixer tap inset into granite effect roll edge worktop with storage cupboard under, built in integrated Beko dishwasher to the side, built in integrated Beko washer/dryer to the side, tiled splashback, double glazed window to the side having a westerly aspect with direct views of the River Adur, views of the New Shoreham Footbridge, views of the English Channel, matching adjacent worktop with inset Beko four ring electric hob with Beko electric oven under, slow closing drawers and cupboards to the side, tiled splashback complemented by matching wall units over, stainless steel and glass extractor hood with downlighting, built in integrated Beko fridge and Beko freezer to the side, security door entry phone system.

Door off entrance hall to:

BEDROOM 1

13'1" x 9'6" (4 x 2.9)

double glazed door having a westerly aspect giving access to the side balcony with direct views of the River Adur, views of the New Shoreham Footbridge with distant glimpses of the English Channel, double panel radiator, stainless steel LED downlighting.

Door off entrance hall to:

BEDROOM 2

12'7" x 9'0" (3.85 x 2.75)

double glazed windows to the side having a westerly aspect with direct views of the River Adur, views of the New Shoreham Footbridge, distant views of the English Channel, single panel radiator.

Door off entrance hall to:

BATHROOM

being fully tiled comprising panelled bath with contemporary style mixer tap and separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, extractor fan, stainless steel LED downlighting.



SIDE BALCONY

36'1" x 6'6" (11 x 2)

laid to wood decking enclosed by steel and glass ballustrade having a westerly aspect with direct views of the River Adur, views of the New Shoreham Footbridge, distant views of the English Channel.

FRONT SOUTH FACING BALCONY

8'2" x 6'2" (2.5 x 1.9)

laid to wood decking enclosed by steel and glass ballustrade having a favoured southerly aspect with direct views of the River Adur and views of the English Channel.

VIEW

ALLOCATED PARKING SPACE

LEASE

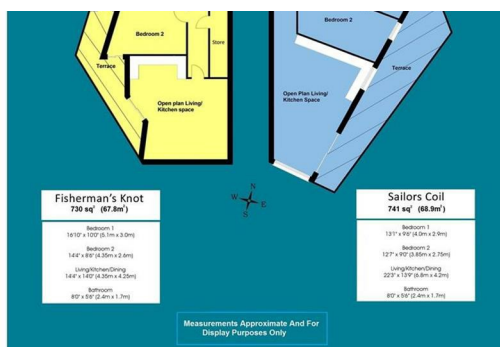
125 years

MAINTENANCE £1,450 PER ANNUM

GROUND RENT £250 PER ANNUM

HELP TO BUY

The Help to Buy Scheme is available for this development





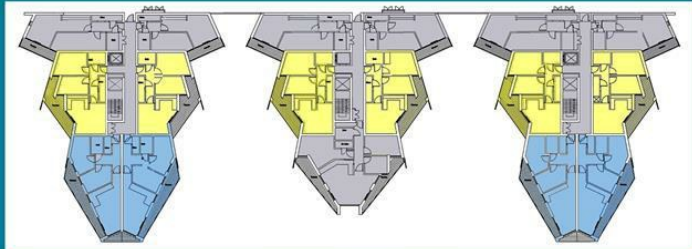
Fisherman's Knot
730 sq² (67.8m²)

Bedroom 1	16'10" x 10'0" (5.1m x 3.0m)
Bedroom 2	14'4" x 8'0" (4.35m x 2.6m)
Living/Kitchen/Dining	14'6" x 14'0" (4.35m x 4.25m)
Bathroom	8'0" x 9'6" (2.4m x 1.7m)

Sailors Coil
741 sq² (68.9m²)

Bedroom 1	13'1" x 9'6" (4.0m x 2.9m)
Bedroom 2	12'7" x 9'0" (3.85m x 2.75m)
Living/Kitchen/Dining	22'3" x 13'9" (6.8m x 4.2m)
Bathroom	8'0" x 5'6" (2.4m x 1.7m)

Measurements Approximate And For Display Purposes Only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	22-38	F	51-60
G	1-21	G	61-70