

# NEW DEVELOPMENT



## 83 Brighton Road, Shoreham-By-Sea, BN43 6RE

Warwick Baker Estate Agents are delighted to offer a two bedroom fifth floor new purpose built apartment. The flat benefits from a private roof terrace, living room with private balcony affording views over the River Adur towards the sea, white gloss kitchen, quality bathroom, allocated parking space, audio entry phone system and passenger lift to all floors. Mariner Point is positioned next to the Surry Boat Yard, which has been established in Shoreham since the second World War. With access to the water 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 business which include Marks & Spencer's, Tesco and Next. HELP TO BUY SCHEME AVAILABLE.

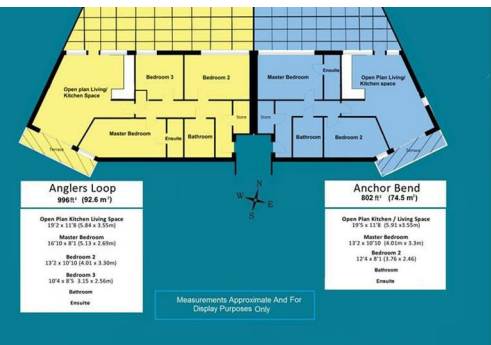
SHOW FLAT AVAILABLE TO VIEW NOW - PLEASE RING TO BOOK AN APPOINTMENT

PHOTOS WERE TAKEN AT THE FOURTH FLOOR SHOW FLAT.

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

**£445,000**

# Flat 123, Mariner Point, 83 Brighton Road, Shoreham-By-Sea, BN43 6RE







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Color	Band	Color
A	Dark Green	A	Dark Blue
B	Light Green	B	Medium Blue
C	Yellow-Green	C	Light Blue
D	Yellow	D	Light Blue-Gray
E	Orange	E	Medium Gray
F	Red-Orange	F	Dark Gray
G	Red	G	Black