



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

Warwick Baker Estate Agents are delighted to offer a two bedroom third floor new purpose built apartment. The flat benefits from audio entry phone system, passenger lift to all floors, living room with private balcony with river views, white gloss kitchen, quality bathroom and allocated parking space. Mariner Point is positioned next to the Surry Boat Yard, which has been established in Shoreham since the second World War. With direct River Adur views and 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 Ne

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

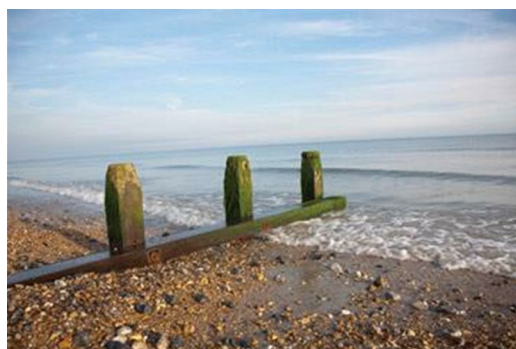
NEWLY BUILT 1 BEDROOM APARTMENT FOR SALE WITH SOUTH FACING BALCONY OVERLOOKING RIVER

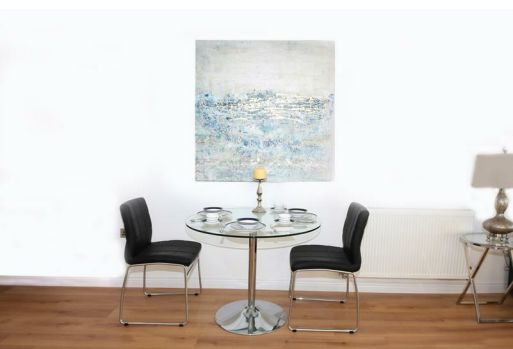
PHOTOS WERE TAKEN AT THE FOURTH FLOOR SHOW FLAT.

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

**£352,500**

**Flat 114, Mariner Point, 83 Brighton Road, Shoreham-By-Sea, Sussex, BN43 6RE**







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	13-38	F	51-60
G	1-12	G	61-70