



PHASE 3 - WEST TOWER - 44 MARINER POINT Brighton

Doonagh Park, Brighton, BN1 2ED



ESTATE AGENT



**PHASE 3 - WEST TOWER - 44 MARINER POINT Brighton Road | | Shoreham-**

**£315,000**

**SOLD SUBJECT TO CONTRACT..**

**\*\*\* ANOTHER PROPERTY SSTC BY WARWICK BAKER ESTATE AGENTS - MORE PROPERTY NEEDED. CALL US TODAY TO BOOK IN YOUR FREE VALUATION - 01273 461144 \*\*\***

- LUXURY NEW BUILD APARTMENT
- SOUTHERLY ASPECT BALCONY
- SECURE UNDERGROUND PARKING
- DIRECT RIVER VIEWS
- CLOSE TO MAINLINE RAILWAY STATION
- 01273 461144
- MODERN CONTEMPORARY FINISH
- AUDIO ENTRY SYSTEM
- 10 YEAR GUARANTEE
- LIFT TO ALL FLOORS





**Disclaimer**

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	