



PHASE 3 - WEST TOWER - 63 MARINER POINT Brighton

Doon Lane, Brighton, BN1 4JL

WB
WARWICK BAKER
ESTATE AGENT



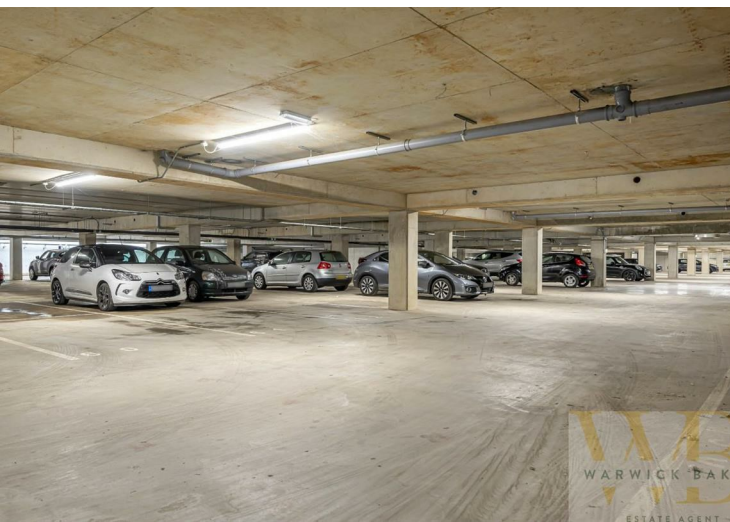
PHASE 3 - WEST TOWER - 63 MARINER POINT Brighton Road | | Shoreham-

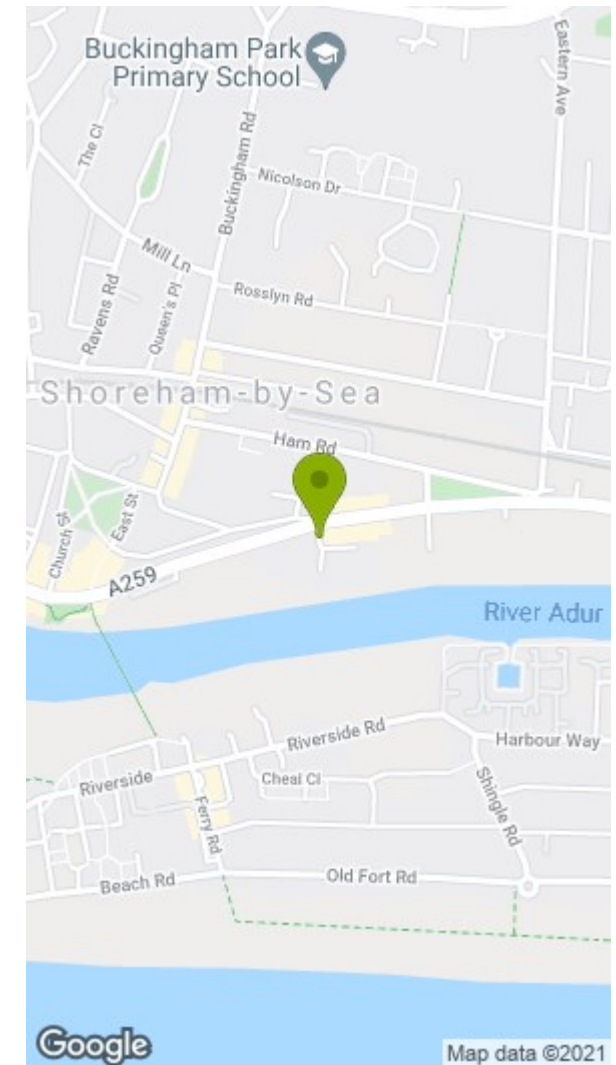
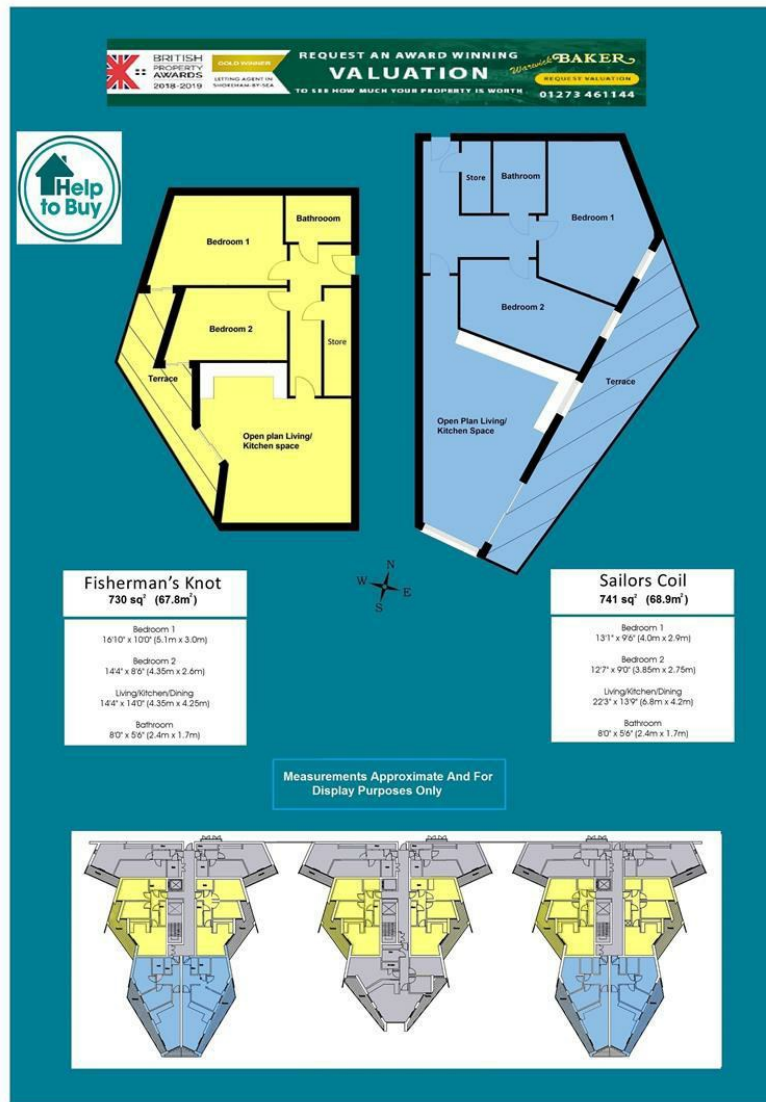
£365,000

PHASE 3 - WEST TOWER - VIEWS OF SHOREHAM, THE RIVER AND FOOTBRIDGE

SAILORS COIL 741 SQ FT - 2 BEDROOMS - FIFTH FLOOR - EASTERLY ASPECT

*** PLEASE NOTE THE PHOTOS ARE OF THE SHOW FLAT AND MAY NOT BE THIS PARTICULAR PLOT ***





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