



Mariner Point, Brighton Road, Shoreham-By-Sea, BN43 6DH

welcome to

Mariner Point, Brighton Road, Shoreham-By-Sea

Well-presented property in the popular Mariner Point development, ideally located close to Shoreham Harbour, amenities and transport links. Bright accommodation throughout and an ideal home or investment opportunity.



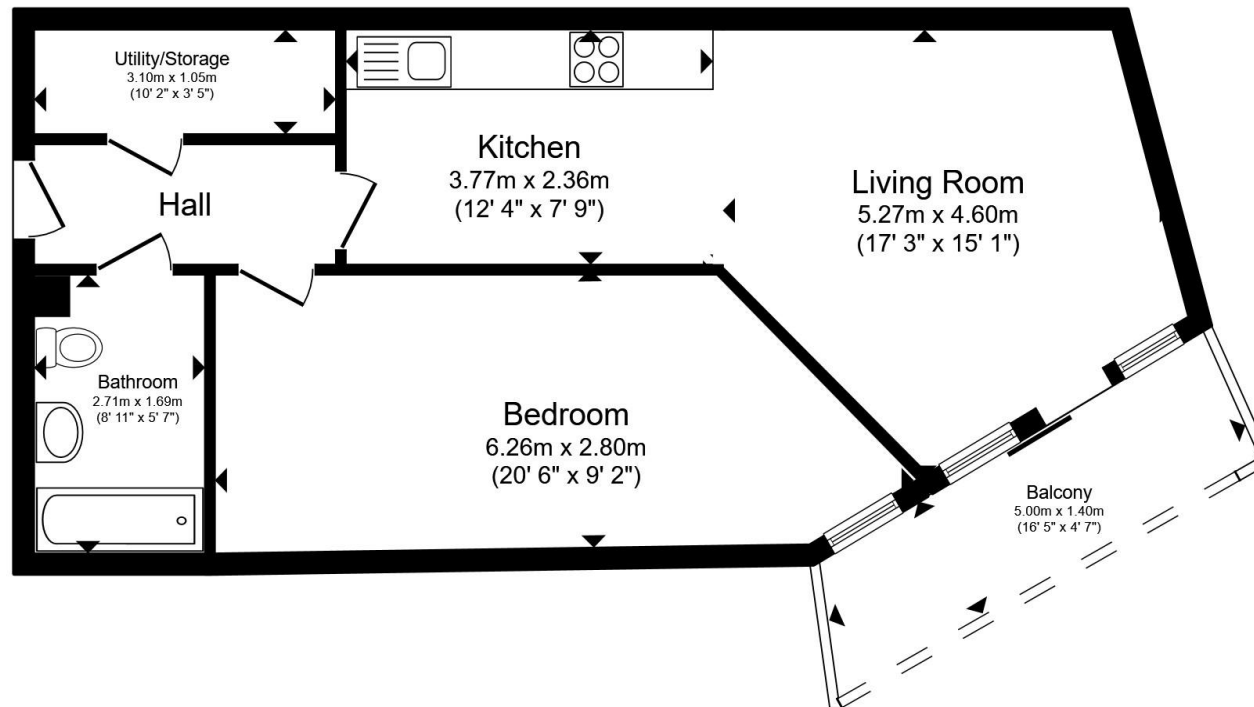
GUIDE PRICE £240,000-£250,000

Located within the popular Mariner Point development, this well-presented property enjoys a superb coastal position close to Shoreham Harbour, local amenities and transport links. The accommodation offers bright, well-proportioned living space, including a welcoming entrance, a contemporary living area ideal for both relaxing and entertaining, and a fitted kitchen with ample storage and worktop space. The bedroom is generously sized and served by a modern bathroom finished to a good standard.

Residents benefit from a well-maintained setting with the advantage of the surrounding coastal environment, perfect for walking, cycling and waterside leisure. Shoreham town centre and mainline station are within easy reach, providing direct links to Brighton, Worthing and London. An ideal main residence, investment or coastal retreat.

Early viewing is highly recommended.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 56.1 m² (604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- One Double Bedroom Apartment
- Modern open-plan contemporary kitchen with integrated appliances
- Central Shoreham
- Close to footbridge to the beach
- Close to station with direct links to London

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2270.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105652



Property Ref:
SHM105652 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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