



**108 Mariner Point, Brighton Road, Shoreham by Sea, BN43 6DH**  
£395,000



# 108 Mariner Point, Brighton Road, Shoreham by Sea

"A modern, well-presented 2 bedroom apartment with gorgeous views over the River Adur, Balcony and Underground Parking in Central Shoreham"

## The Property

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A Superb 2nd Floor, 2 Bedroom Apartment with allocated parking, located in central Shoreham with amazing views of the river and sea!

No Chain, this modern apartment, built in 2018 has a good sized lounge with open-plan kitchen ensuring maximum light and takes full advantage of the incredible views Shoreham has to offer.

There are 2 bedrooms and a family style bathroom. Outside, is a wonderful terrace with further views and there is a parking space allocated to the apartment underground.

## The Location

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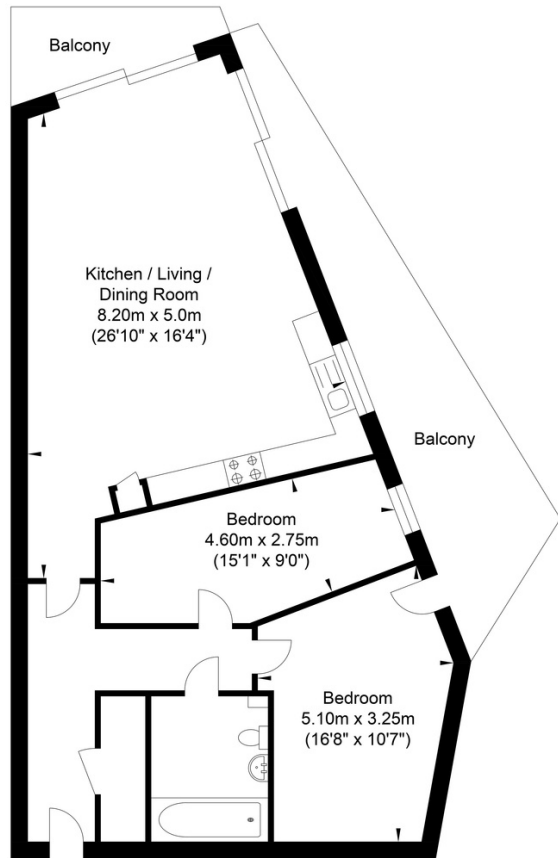
Ever-popular, Shoreham is the perfect place to appreciate all the location has to offer. Positioned between the coastline and South Downs National Park, the town centre has some amazing independent retailers and restaurants and demand for beachfront property rises year on year with very few destinations in the UK offering this type of property and lifestyle.

Shoreham has well connected transport links to Brighton, London and Worthing and the beach is a secluded oasis with a wonderful setting, giving easy access for wild water swimming, paddle boarding, kite surfing and Shoreham Sailing Club is located nearby to the house. This is undoubtedly a place connecting you with nature.





# Mariners Point, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
874.35 sq ft  
(81.23 sq m)

Approximate Gross Internal Area = 81.23 sq m / 874.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

Your Sussex Property Expert

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We also have offices in:  
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Property Video

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Agents Notes  
Tenure Leasehold  
125 Years from 2018 -  
Service Charge £1900 PA  
Ground Rent: £250  
Council Tax Band D  
Please note that the images are from the show home

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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