



**Mariner Point, Brighton Road, Shoreham by Sea, BN43 6DG**  
Guide Price £350,000

# Mariner Point, Brighton Road, Shoreham by Sea, BN43 6DG

## The Property & Area

STYLISH 2 BEDROOM FLAT WITH SPECTACULAR RIVER VIEWS AND PARKING, CLOSE TO SHOREHAM MAINLINE RAILWAY STATION AND THE TOWN CENTRE.

Are you in search of a fabulous new home by the sea? Look no further than this stunning 2 bedroom flat located in Mariner Point.

Situated on the 2nd floor which is accessed by communal staircase or lift, this well-presented apartment impresses right from the moment you step inside with a large entrance hallway. The modern open plan living space greets you with plenty of natural light pouring in through the large windows and space for a dining table for entertaining.

From the living space you can access the large south-facing balcony that offers lovely river views and onwards to Shoreham Beach. This is a great space for a morning coffee while enjoying the serenity of the water and the riverside activity. This outdoor space is also perfect for al fresco dining or simply unwinding with a book and taking in the surroundings.

The property features 2 generous double bedrooms, both thoughtfully designed to provide a comfortable and peaceful retreat with large windows allowing lots of natural light. The modern family bathroom is well-appointed and is a good size.

Additional storage is always a welcome feature, and this flat does not disappoint. With a large storage cupboard located in the hallway, you can confidently keep your personal belongings organized and out of sight.

This flat also comes with the added benefit of secure gated underground parking and bike storage, providing convenience and peace of mind.

Situated under half a mile from Shoreham Mainline Railway Station and Town Centre, you have easy access to a variety of amenities, including shops, supermarkets, cafes, and restaurants. Commuting is a breeze with excellent transport links, allowing you to reach Brighton and Worthing in no time and you have direct access to London Victoria from Shoreham Station. Whether for work or leisure, you are perfectly positioned.

Mariner Point also offers picturesque views of the River Adur and Shoreham Beach, adding to the allure of this highly desirable location. Nature lovers and outdoor enthusiasts will appreciate the close proximity to walking trails, cycle paths along the River Adur, and the beautiful beachfront. Enjoy the tranquility of coastal living and the countryside right on your doorstep.

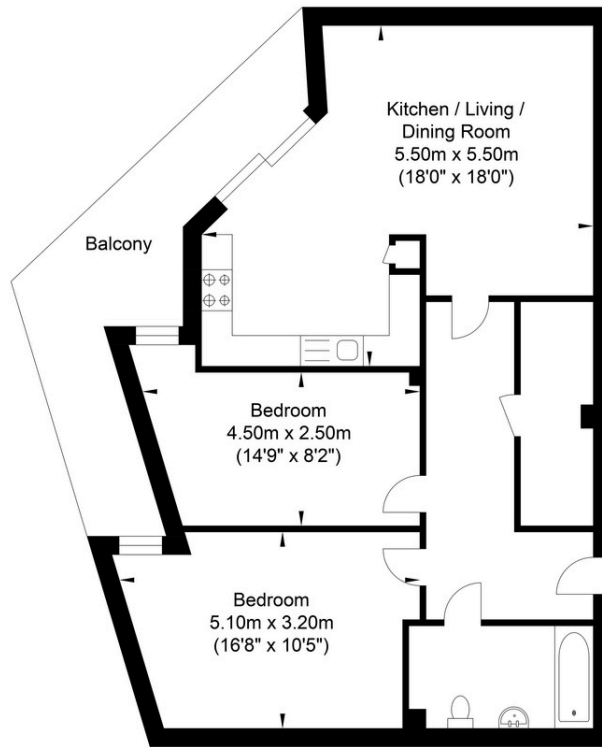
Offered with no onward chain, this 2 bedroom flat presents a fantastic opportunity for first-time buyers, downsizers, or investors. With its stylish design, stunning river views, and convenient location, this property ticks all the boxes for a comfortable and fulfilling lifestyle.

Don't miss out on this exceptional opportunity! Contact our friendly team today to arrange a viewing and secure this fantastic apartment in Shoreham-By-Sea.

Contact us today to arrange a viewing! 01273 661577  
shoreham@oakleyproperty.com



# Brighton Road, Shoreham-by-Sea



Approximate Floor Area  
785.33 sq ft  
(72.96 sq m)

Approximate Gross Internal Area = 72.96 sq m / 785.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure - Leasehold  
Lease Length - 119 yrs remaining  
from August 2024  
Council Tax: C  
Maintenance Charge 2023/2024 -  
£2,327.00  
Ground Rent - 2023/2024 £250.00

## Energy Performance Certificate

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

Current: 85 B Potential: 85 B



# Oakley

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Property Video

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your own property



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