



**Mariner Point, Brighton Road, Shoreham by Sea, West Sussex, BN43 6DH**  
Offers Over £350,000

# Mariner Point, Brighton Road Shoreham by Sea, West Sussex, BN43 6DH

## The Property & Area

Discover the perfect blend of style, comfort, and convenience with this stunning 2-bedroom flat located in Mariner Point, Central Shoreham. Boasting a range of desirable features and a convenient location, this property offers the ideal setting for a cosy and elegant home.

From the large entrance hall you step inside the modern open plan lounge, kitchen, diner and are greeted with a bright and welcoming living space. The living area is perfect for entertaining guests or relaxing with loved ones. With its large windows & Patio doors spanning across one side, it offers lovely elevated views of the river and distant sea, allowing you to enjoy the beauty of the River Adur every day.

One of the property's standout features is the South and West aspect balcony terrace which is accessed from the living space, a great spot to relax, unwind, and take in the panoramic views of the river and distant sea, while enjoying a morning coffee or a glass of wine in the evening sunshine. This private outdoor space enhances the living and entertaining experience and provides a peaceful sanctuary in the heart of Shoreham.

The stylish kitchen is equipped with high-quality appliances, providing a functional and attractive space for cooking delicious meals the well-appointed kitchen offers everything you need to whip up culinary delights.

This flat offers two generously sized double bedrooms, ensuring ample space for personal retreats and a good night's sleep. The natural light flooding in through the windows adds a touch of warmth and tranquillity to these cosy spaces, making them perfect for relaxation.

The well-designed family bathroom is spacious and offers all the necessary amenities, including a bath with a shower over, allowing you to unwind after a long day.

In addition, the property benefits from allocated secure underground parking, offering ease of access and convenience. The large storage cupboard in the hallway provides ample space for storing belongings, ensuring a clutter-free and organised living environment.

Situated in Mariner Point, this flat is in close proximity to various amenities and attractions in Shoreham-By-Sea. Located within half a mile of the Shoreham Mainline Railway Station and the town centre, commuting or exploring the surrounding areas is a breeze. Additionally, you can take a short walk to Shoreham Beach and The Yacht Club, perfect for enjoying seaside activities, leisurely strolls, or simply immersing yourself in the natural beauty of the coastline.

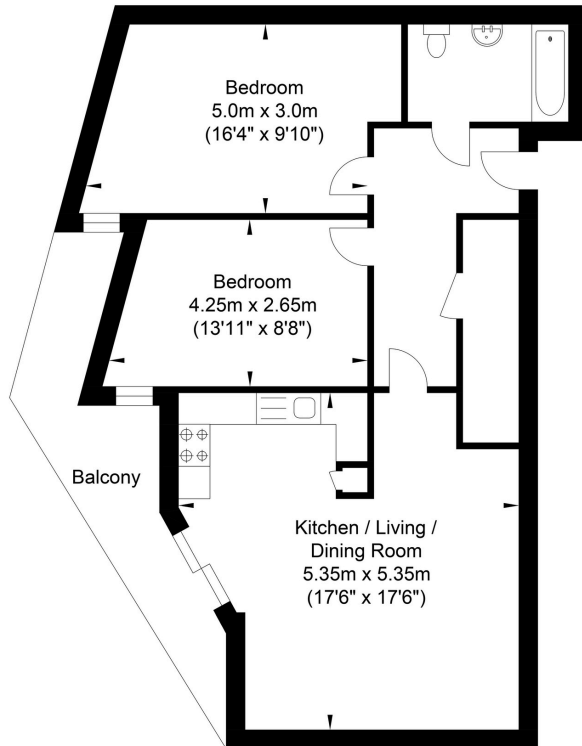
Don't miss this opportunity to own a stunning 2-bedroom flat in Mariner Point, Shoreham-By-Sea. With its modern design, ample living spaces, balcony terrace, and idyllic views, this property is sure to impress even the most discerning buyers.

Contact us today to arrange a viewing! 01273 661577  
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# Floorplan

## Mariner Point, Shoreham-by-Sea



Approximate Floor Area  
701.37 sq ft  
(65.16 sq m)

Approximate Gross Internal Area = 65.16 sq m / 701.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure - Leasehold  
Lease Length - 125 years from and including 1 January 2018  
Service Charge - £2,327.00 PA  
Ground Rent - £250 PA  
Council Tax: C

### Energy Performance Certificate

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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