



WEST TOWER - 45 MARINER POINT Brighton Road |  
1 Sherborn Dr, Sec 1 BN1 9 6DF





## WEST TOWER - 45 MARINER POINT Brighton Road | | Shoreham-By-Sea

£325,000

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

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

CALL NOW FOR MORE DETAILS 01273 461144

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



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Help to Buy

**Fisherman's Knot**  
 730 sq' (67.8m<sup>2</sup>)

Bedroom 1  
 16'10" x 10'0" (5.1m x 3.0m)

Bedroom 2  
 14'4" x 8'0" (4.35m x 2.6m)

Living/Kitchen/Dining  
 14'4" x 14'0" (4.35m x 4.25m)

Bathroom  
 8'0" x 5'6" (2.4m x 1.7m)

**Sailors Coil**  
 741 sq' (68.9m<sup>2</sup>)

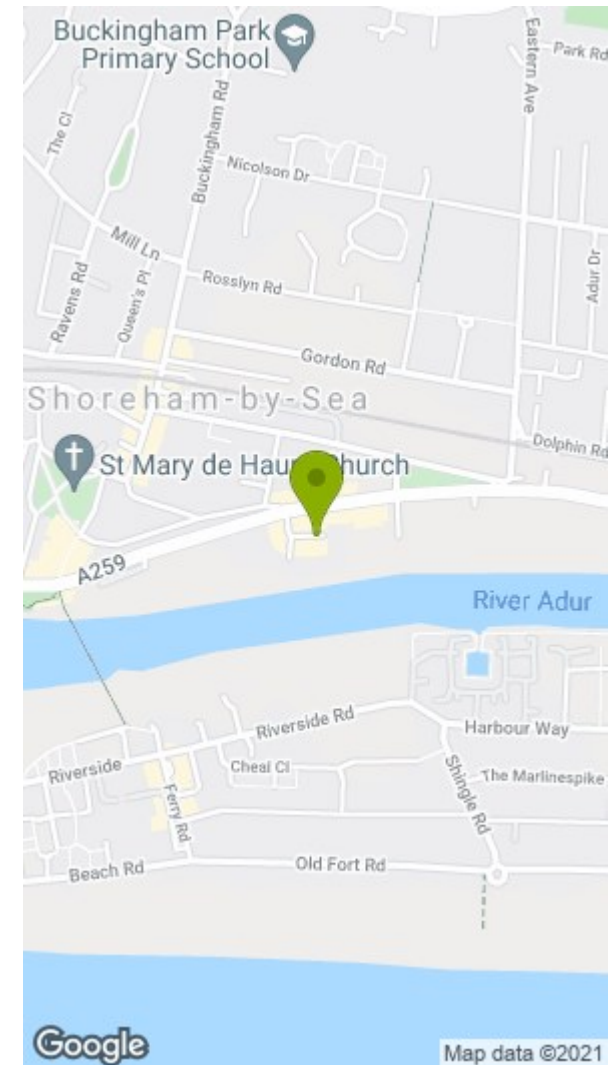
Bedroom 1  
 13'1" x 9'6" (4.0m x 2.9m)

Bedroom 2  
 12'7" x 9'0" (3.85m x 2.75m)

Living/Kitchen/Dining  
 22'3" x 13'9" (6.8m x 4.2m)

Bathroom  
 8'0" x 5'6" (2.4m x 1.7m)

Measurements Approximate And For Display Purposes Only



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