

Mariner Point, 83, Brighton Road, Shoreham-by-sea, BN43 6DH

GUIDE PRICE OF £400,000 - £425,000

- An Impressive Two Bedroom Seafront Apartment
- Modern Open Plan Kitchen Diner
- Lift Access To Fifth Floor
- Prime Shoreham-By-Sea Location

- Underground Allocated Parking For Two Cars
- Picturesque Sea Views Terrace
- Contemporary Bathroom Suite
- Walking Distance To Town Centre & Train Station



A remarkable and impeccably maintained, fifth-floor apartment on Shoreham seafront, a true gem of luxurious coastal living. Boasting two generously sized double bedrooms, the master bedroom is simplistic but stylish with its built-in wardrobe and blinds, plus space for other bedroom furniture, while bedroom two also has custom fitted blinds and space for free standing furniture or extra storage, this could be a fantastic guest bedroom or perhaps home office, both bedrooms are elegantly carpeted, adding a touch of warmth and comfort.

The contemporary bathroom is exemplary in design, serving both bedrooms with its sleek pedestal sink, button flush toilet, and a bath with a shower overhead. Tiled in a neutral yet modern style, the bathroom exudes a sense of tranquillity and relaxation, a candle lit bubble bath here after a long day would be idyllic.

The heart of the home, the open-plan living room which has been beautifully decorated throughout and includes a unique wall covering by Danish interior design company Bo Concept. This room really is a spacious haven that seamlessly flows from the sitting room through the large sliding balcony door allowing plenty of natural light to flood the room. The kitchen is a chef's dream, equipped with an electric hob, fan oven, ample storage, and all necessary white goods, including fridge freezer, washing machine and dishwasher.

The true highlight of this exquisite property is the picturesque terrace, a true oasis of relaxation and entertainment. With ample space for a seating area, an outdoor dining table, and even a sun lounger, this terrace offers unparalleled views of the south-facing harbour and the vast expanse of the sea, creating a breathtaking backdrop for every moment. Other benefits include a sun-trap communal ground floor patio garden.

Situated on Shoreham's prestigious Brighton Road, this apartment offers not just a home but a lifestyle. Within a short stroll, you'll find yourself in the vibrant town centre and have easy access to the train station, making commuting a breeze.

Adding to the allure of this remarkable property is one extra large secure underground parking space that can accommodate two cars, a rare feature that ensures both convenience and peace of mind for residents.

The service charge here includes heating and hot water all year round. (exact costing can be provided).

This apartment truly embodies coastal luxury living at its finest, offering a blend of elegance, comfort, and breathtaking views that are simply second to none.



Accommodation

FIFTH FLOOR

ENTRANCE HALLWAY

SITTING ROOM
17' 7" x 17' 3" (5.37 x 5.27)

KITCHEN
9' 9" x 6' 6" (2.97 x 1.99)

BATHROOM

BEDROOM ONE
15' 10" x 10' 2" (4.83 x 3.10)

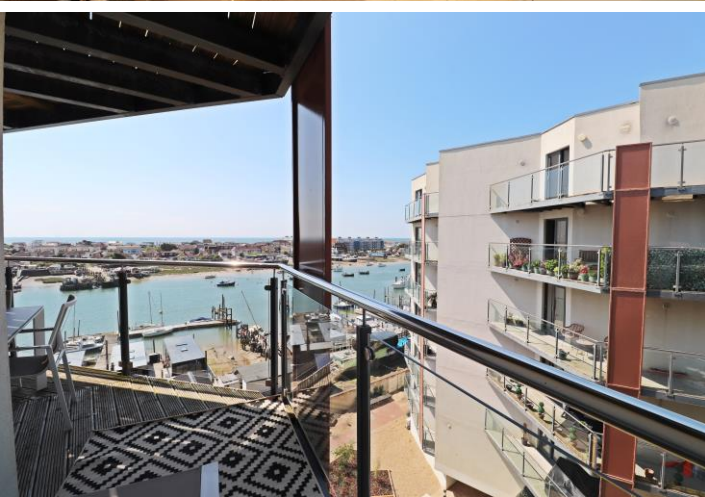
BEDROOM TWO
14' 3" x 8' 8" (4.35 x 2.64)

OUTSIDE

COMMUNAL GARDEN

BALCONY/TERRACE

UNDERGROUND PARKING FOR
TWO CARS



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Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

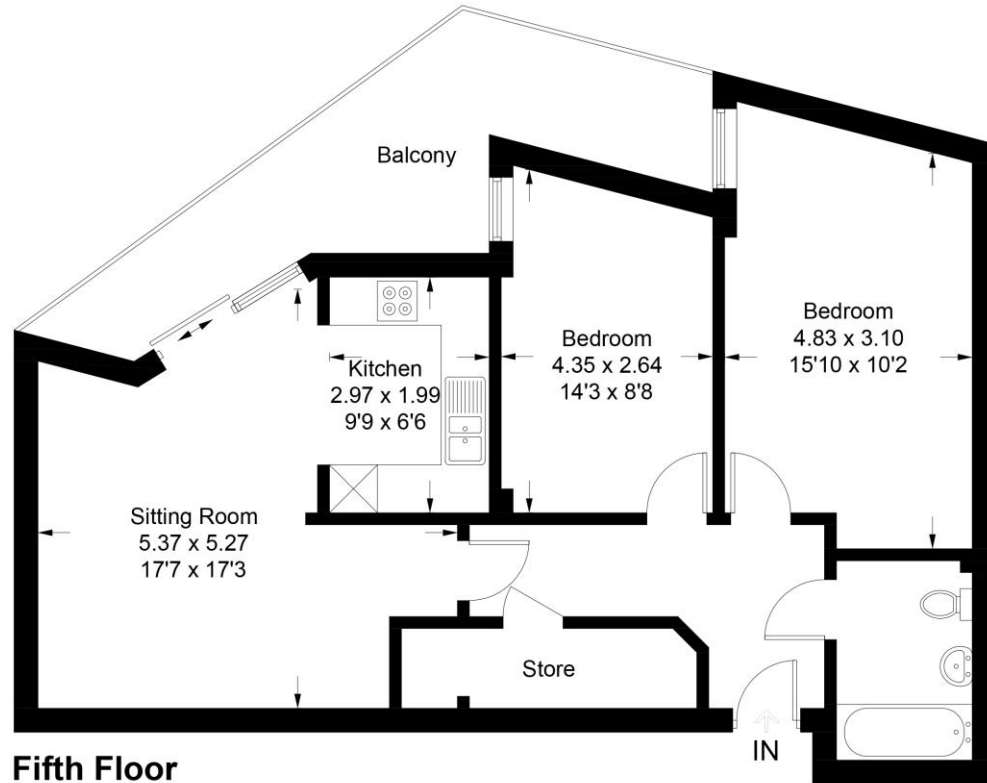
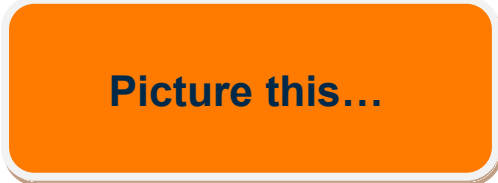


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

This is the ideal property to come home to after a long day! Relaxing on your private terrace look out to sea whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short walk into Shoreham high street and really soak up the picturesque views and surroundings Shoreham-by-sea has to offer? Explore the wide range of pubs, restaurants and coffee shops on offer.

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		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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