31 Marys Place Emerald Quay | | Shoreham-By-Sea | BN43
5JS

WARWICK BAKER
ESTATE AGENT

31 Marys Place Emerald Quay | | Shoreham-By-Sea | BN43 5JS

Offers In Excess Of £249,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RECENTLY RENOVATED APARTMENT IN EMERALD QUAY ON SHOREHAM BEACH, CLOSE TO THE FOOTBRIDGE.

THIS STUNNING THIRD-FLOOR APARTMENT HAS BEEN UPDATED TO A HIGH STANDARD, INCLUDING A MODERN KITCHEN WITH INTEGRATED APPLIANCES OPEN TO A SOUTHERLY ASPECT LIVING ROOM WITH PATIO DOORS LEADING OUT TO A GLORIOUS SOUTH WESTERLY BALCONY WITH VIEWS OVER THE BASIN AND BACK UP THE RIVER ADUR.

- THRID FLOOR APARTMENT WITH LIFT
- TWO DOUBLE BEDROOMS BOTH WITH SOUTHERLY ASPECTS
- GARAGE & PARKING SPACE
- RECENTLY RENOVATED TO A HIGH STANDARD
- 27'10 SOUTHERLY ASPECT LIVING ROOM / KITCHEN
- NO ONWARD CHAIN
- STUNNING SOUTHERLY ASPECT BALCONY WITH VIEWS
- REFITTED MODERN SHOWER ROOM
- MODERN REFITTED KITCHEN WITH INTEGRAL APPLIANCES
- MINUTES FROM THE FOORTBRIDGE & BEACH

LEASEHOLD / OUTGOINGS

MAINTENANCE:- £2,146 PER ANNUM

125 years from 1 January 1988

Lease Term Remaining 88 years

Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 652 sq ft / 60.6 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 796 sq ft / 73.9 sq m
For identification only - Not to scale

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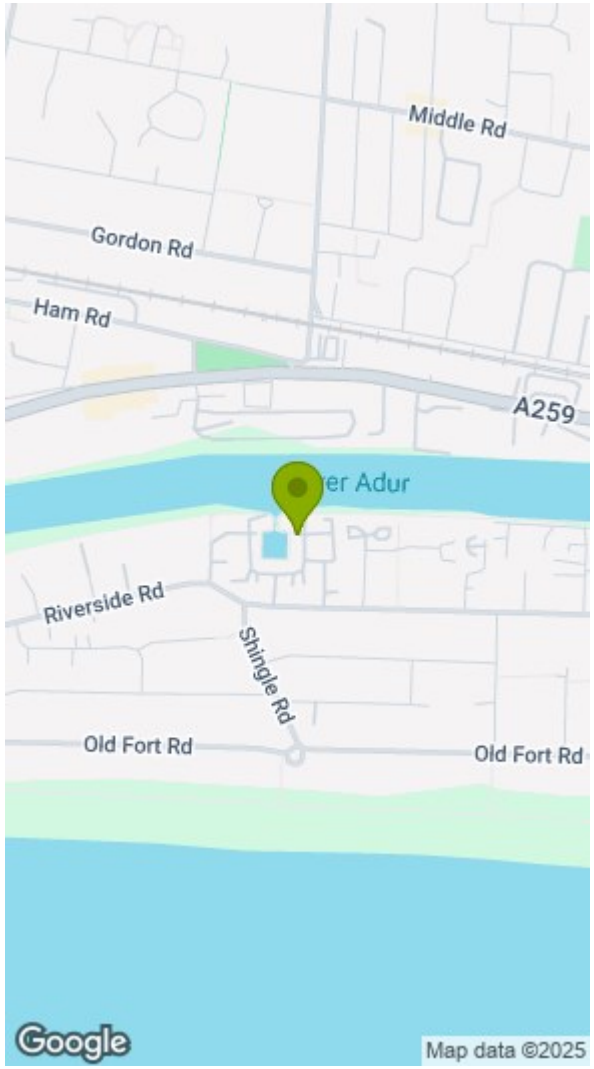
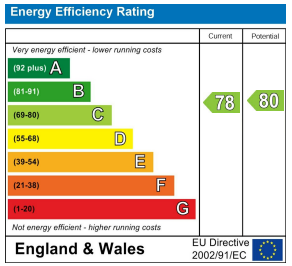
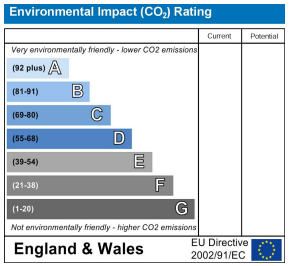
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1190489







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