Flat 3, Marys Place Emerald Quay | | Shoreham | BN43 5JS

WARWICK BAKER
ESTATE AGENT

Flat 3, Marys Place Emerald Quay | | Shoreham | BN43 5JS £300,000

*** £300,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED MAISONETTE, OCCUPYING THE SECOND AND THIRD FLOOR OF A PURPOSE BUILT BLOCK. THE PROPERTY BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO BEDROOMS, LOUNGE WITH RIVER VIEWS, MODERN KITCHEN, DINING ROOM WITH RIVER VIEWS, BALCONY WITH RIVER VIEWS, MODERN BATHROOM, MODERN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, ALLOCATED PARKING SPACE AND USE OF RESIDENTS GYM AND SWIMMING POOL. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- TWO BEDROOMS
- LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN + DINING ROOM
- MODERN BATHROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDOOM
- BALCONY WITH RIVER VIEWS
- ALLOCATED PARKING SPACE
- RESIDENTS GYM + SWIMMING POOL
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL
13'8" x 8'2" (4.18 x 2.50)
Being ' T ' shaped, security door entry phone system, laminate wood flooring, door giving access to under stairs storage cupboard with hanging and shelving space, door giving access to airing cupboard with slatted shelving, pre-factory lagged pressurised hot water cylinder with fitted immersion heater, down lighting.

Door off entrance hall to:

DINING ROOM
12'5" x 9'11" (3.79 x 3.03)
Having a dual aspect, double glazed windows to the side having an easterly aspect, double glazed windows to the front with direct views of The River Adur, views of The South Downs, laminate wood flooring, spotlighting.

Double glazed door off lounge to:

BATHROOM
Being fully tiled, comprising Jacuzzi style bath with tiled panel, hot and cold taps, floating sink unit with contemporary style mixer tap, two drawers under, tiled shelf over, mirrored medicine cabinet over, low level we, heated hand towel rail, double glazed window to the side having an easterly aspect, LED downlighting, vinyl flooring.

Turning staircase with bannister and spindles up from entrance hall to:

BALCONY
7'6" x 6'3" (2.30 x 1.92)
Laid to wood decking, enclosed by wood hand rail and surround with frosted glass, with direct views of The River Adur and The South Downs.

Archway off lounge to:

KITCHEN
9'2" x 5'9" (2.81 x 1.77)
Comprising work top with inset stainless steel sink unit with mixer tap, range of slow closing drawers and cupboard under, matching backsplash, adjacent matching worktop with inset four ring electric hob, ' BEKO' electric oven under, built in integrated ' ZANUSSI ' washing machine to the side, built in storage cupboard to the side, matching backsplash, complimented by matching wall units over, contemporary style extractor, further adjacent matching worktop, storage cupboard under, matching backsplash, complimented by matching wall units over, built in integrated fridge/freezer to the side, double glazed windows to the front with direct views of The River Adur, views of The South Downs, laminate wood flooring, spotlighting.

Door off entrance hall to:

BEDROOM 1
12'4" x 11'1" (3.77 x 3.38)
Being ' L ' shaped, double glazed windows to the rear having a favoured southerly aspect, laminate wood flooring.
bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising low level we, vanity unit with inset wash hand basin with mixer tap, storage cupboard under, double glazed window to the side having an easterly aspect, vinyl flooring, wall mounted electric heater, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding glass shower door.

Door off entrance hall to:

BEDROOM 2
7'4" x 5'11" (2.25 x 1.81)
Double glazed windows to the rear having a favoured southerly aspect, electric convector heater.

Door off entrance hall to:

LANDING
Part sloping with ' VELUX ' window to the rear having a favoured southerly aspect.

Door off landing to:

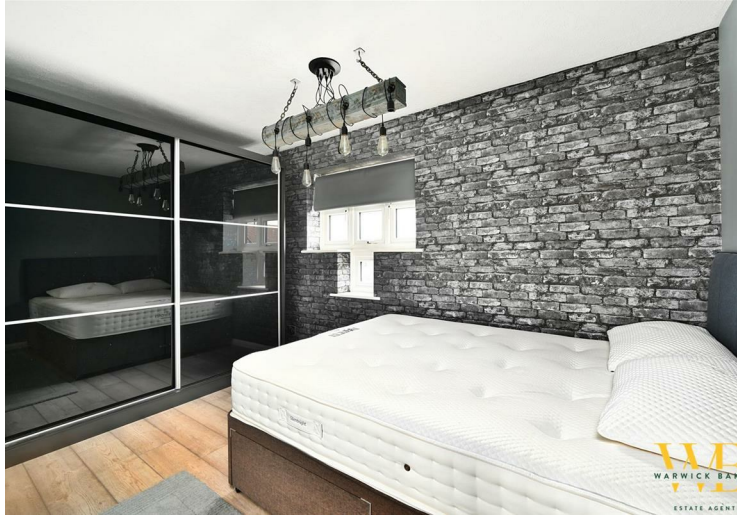
LOUNGE
18'2" x 16'0" (5.55 x 4.89)
Sloping ceiling with three ' VELUX ' windows with integrated blinds to the rear having a favoured southerly aspect, with glimpses of The English Channel, sloping ceiling with ' VELUX ' balcony window and ' VELUX ' window with integrated blinds to the front having direct views of The River Adur and The South Downs, two electric convector heaters, two eaves storage cupboards, feature contemporary electric fire, laminate wood flooring.

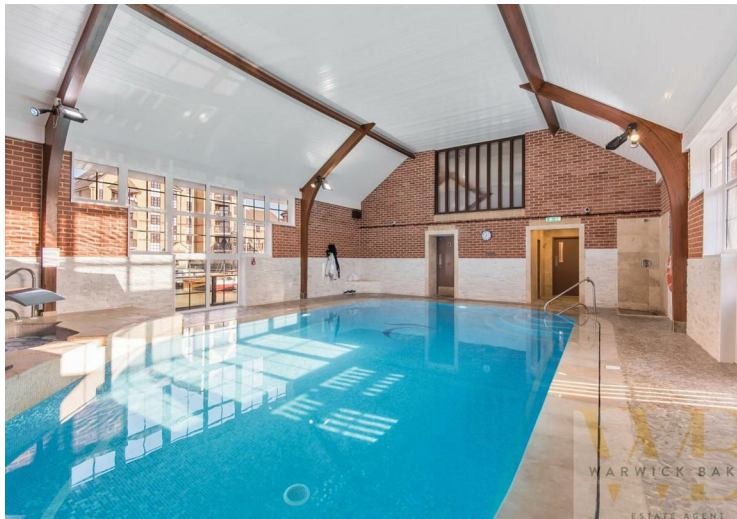
ALLOCATED PARKING SPACE
MP3

OUTGOINGS
MAINTENANCE:- APROX £1750 PER ANNUM

GROUND RENT:- N/A

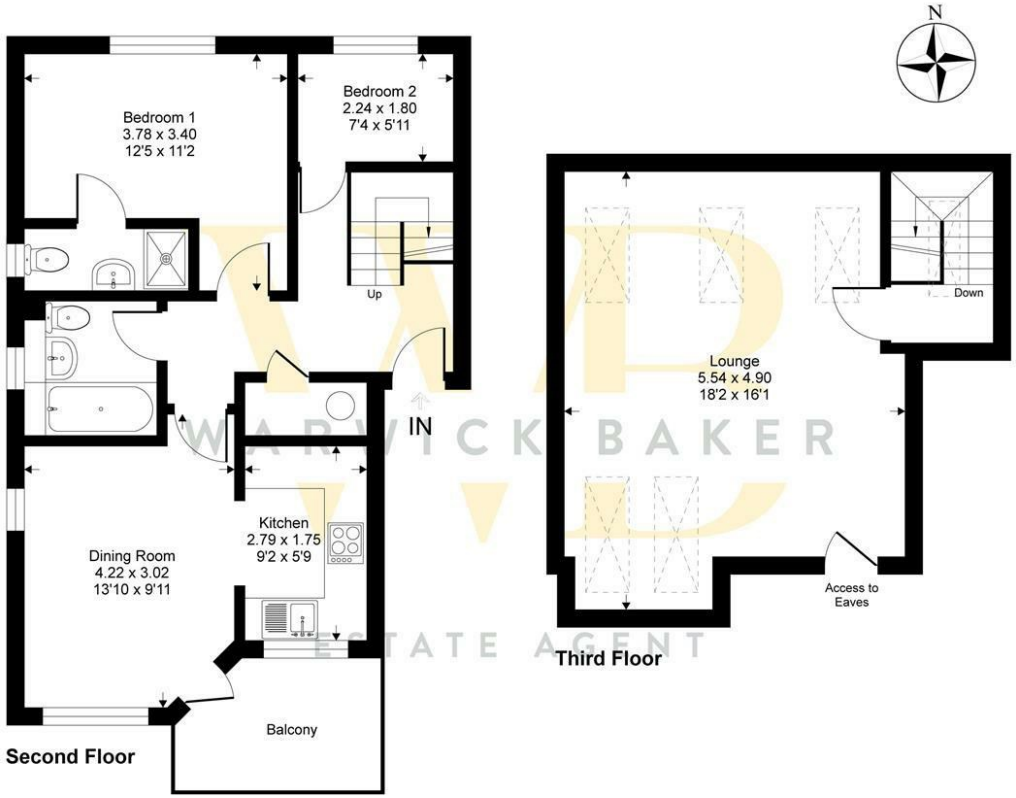
LEASE:- 325 Years From And Including 1 January 1988 - SHARE OF FREEHOLD





Mary's Place, BN43

Approximate Gross Internal Area = 81 sq m / 876 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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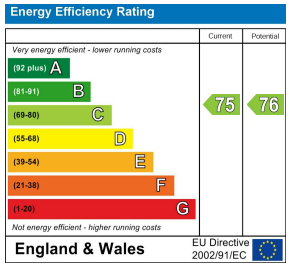

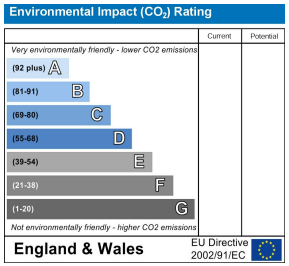

Disclaimer

* 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