



Berth 13 Emerald Quay | | Shoreham-By-Sea | BN43 5JP





## Berth 13 Emerald Quay | | Shoreham-By-Sea | BN43 5JP

£16,000

\*\*\* £16,000 \*\*\*

BERTH 13, EMERALD QUAY. 8M MOORING.

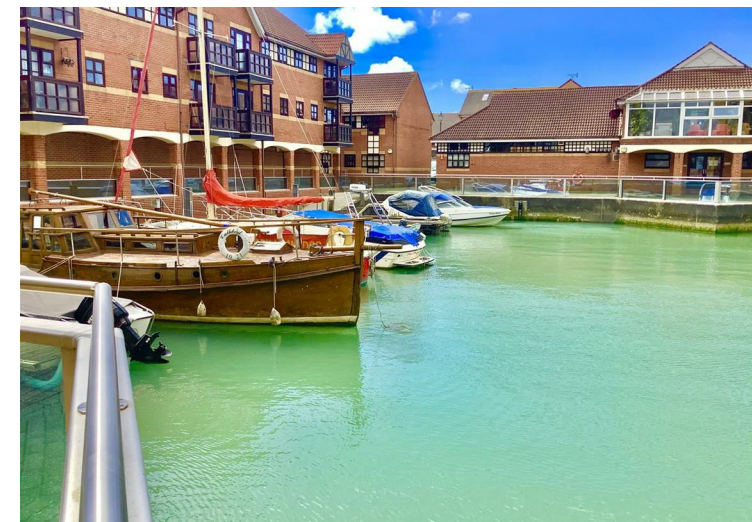
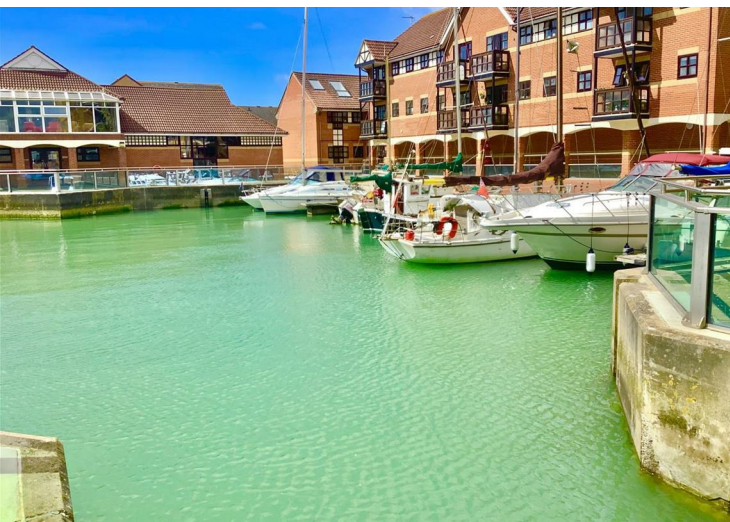
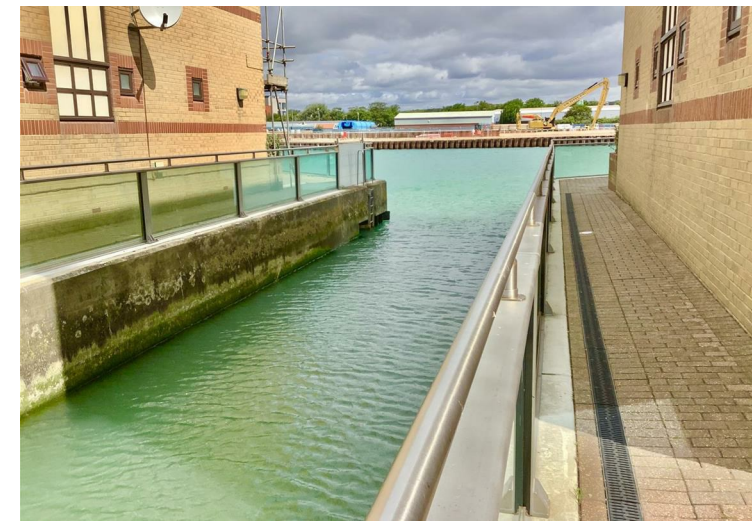
c/o Orchard Property Management The Estate Office, 12a The Quay, Emerald Quay, Harbour Way, Shoreham-by-sea, BN43 5JP

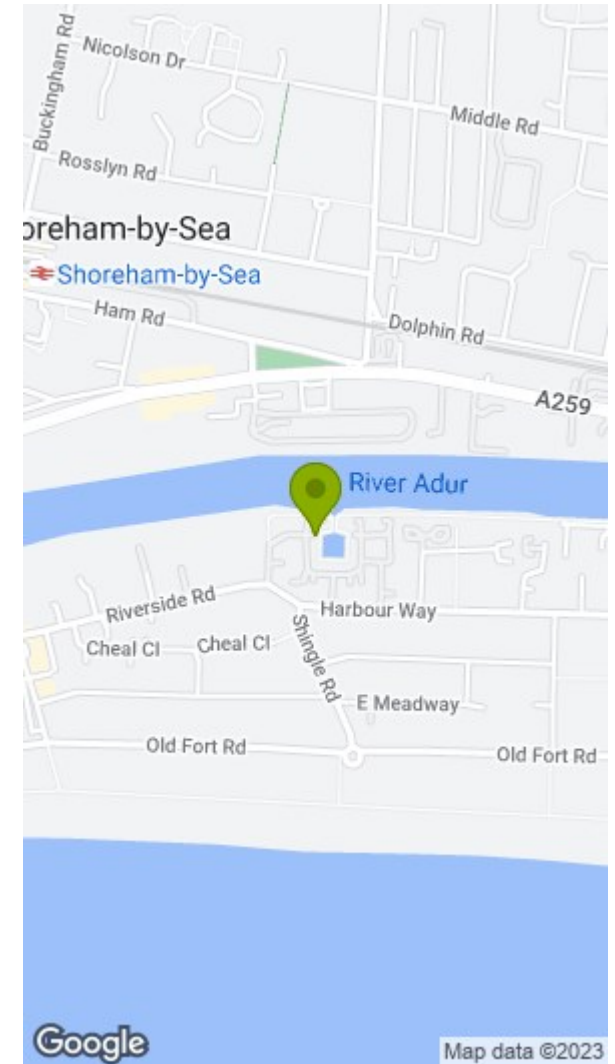
Emerald Quay Marina – Berth information

- EMERALD QUAY BERTH
- WATER SUPPLY
- 01273 461144
- 8M MOORING
- ELECTRICAL CONNECTION
- NON RESIDENTIAL
- BERTH WIDTH APROX 3.5M
- AVAILABLE IMMEDIATELY
- MAINTENANCE 1/20TH

Berth Holders pay 1/20th of any maintenance costings. Going forward, in October this year, 2023 each owner will be asked to pay CIRCA £2,500 for overdue dredging. In 2024 continued maintenance and dredging will be CIRCA £1,250 .. for this year .. then ..

From then on Adur Property Management, the managing agents for the Moorings at Emerald Quay suggested they are looking at a fee of £100pcm / £1,000 per annum for the upkeep and maintenance. So from 2025, once the major dredging has been completed they estimate to manage the Basin properly this will cost each berth holder CIRCA £1,000 per annum.





**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 |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
|   | Current                 | Potential                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>  |                         |           |
| (54-68) <b>D</b>                            |                         |  | (54-68) <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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |