



5 East Point Emerald Quay | | Shoreham-By-Sea | BN43 5JN





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£215,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET AN EXCEPTIONALLY WELL PRESENTED GROUND FLOOR PURPOSE BUILT FLAT. THE PROPERTY HAS BEEN REFURBISHED THROUGHOUT TO A VERY HIGH STANDARD AND BENEFITS FROM 2 BEDROOMS, WEST FACING LOUNGE, NEW MODERN KITCHEN, NEW MODERN BATHROOM, NEW EN-SUITE TO THE MASTER BEDROOM AND ALLOCATED OFF ROAD PARKING SPACE. RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- EN SUITE SHOWER ROOM
- NO UPWARD CHAIN
- LOUNGE
- MODERN BATHROOM
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- 2 BEDROOMS
- USE OF LEISURE FACILITIES

Front door leading to **ENTRANCE LOBBY**

Door off entrance lobby to **ENTRANCE HALL**

ENTRANCE HALL

security door entry phone system.

Door off entrance hall to:

LOUNGE

13'8" x 12'5" (4.19 x 3.81)

double glazed windows to the front having a westerly aspect, wood effect flooring.

Door off entrance hall to:

KITCHEN

10'11" x 6'3" (3.35 x 1.91)

newly fitted comprising stainless steel sink unit with mixer tap inset into worktop, cupboard under, space and plumbing for washing machine to the side, space for dishwasher to the side, tiled splashback, complemented by matching wall units over, display shelf, adjacent worktop with inset four ring Halogen hob with electric oven under, tiled splashback complemented by matching wall units over, adjacent worktop with cupboard under, tiled splashback complemented by matching wall units over, wood effect flooring.

Door off entrance hall to:

BEDROOM 1

12'0" x 10'5" (3.66 x 3.20)

double glazed window to the rear, wood effect flooring.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM

being fully tiled comprising shower cubicle with built in shower and separate shower attachment, folding shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, double door storage cupboard under, low level wc.

Door off entrance hall to:

BEDROOM 2

10'5" x 7'6" (3.20 x 2.29)

double glazed windows to the front having a westerly aspect, wood effect flooring.

Door off entrance hall to:

BATHROOM

being fully tiled, new installed suite comprising panelled bath with mixer tap and separate shower attachment, folding shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, low level wc to the side, heated hand towel rail.

ALLOCATED PARKING SPACE

LEASE

125 years from 1988

MAINTENANCE - CURRENTLY ~£1056 PER ANNUM

GROUND RENT £200 PER ANNUM

N.B.

Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

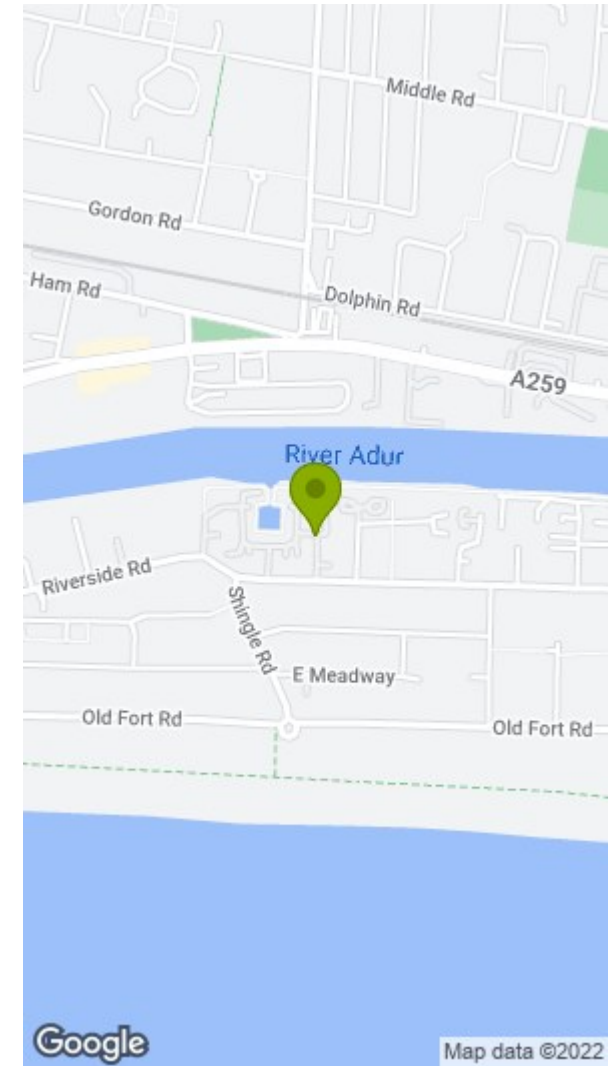
Items shown in the photographs are not necessarily included in the sale.

GYM

SWIMMING POOL

YACHT BASIN





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

