12, King Charles Place Emerald Quay | | Shoreham-by-Sea

12, King Charles Place Emerald Quay | | Shoreham-by-Sea | BN43 5JH

£269,950

*** £269,950 ***

Warwick Baker Estate Agents proudly presents this exceptional ground floor purpose-built flat, a rare find that offers both comfort and convenience. Nestled just a short stroll from the stunning Shoreham Beach and the footbridge leading to the vibrant town centre, this property boasts a private street entrance that enhances its appeal.

Step inside to discover an inviting entrance vestibule and a spacious 13-foot lounge, perfect for relaxing or entertaining. The modern kitchen is designed for both functionality and style, while the two south-facing bedrooms bathe in natural light, creating a warm and welcoming atmosphere. The modern fully tiled shower room adds a touch of luxury, and an allocated parking space offers added convenience.

- PRIVATE STREET ENTRANCE
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- ENTRANCE VESTIBULE
- FULLY TILED SHOWER ROOM
- IDEAL FOR BUY TO LET INVESTORS
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- 13' LOUNGE
- RESIDENTS GYM AND SWIMMING POOL

Frosted glazed door leading to:

ENTRANCE VESTIBULE
3'1" in length (0.95 in length)
Laminate wood flooring, cloaks hanging area.

Door off entrance vestibule to:

LOUNGE
13'9" x 12'10" (4.20 x 3.92)
Double glazed windows to the front, laminate wood flooring with under floor heating, LED downlighting.

Opening off lounge to:

KITCHEN
14'2" x 5'0" (4.34 x 1.54)
Comprising wood worktop with inset UPVC sink unit with a contemporary style mixer tap, slow closing storage cupboards under, tiled splash back, matching adjacent worktop with inset four ring induction hob, range of slow closing drawers and cupboards under, space and plumbing for washing machine/dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor hood, built in' NEFF ' electric oven to the side, ' NEFF ' microwave/oven over, storage cupboards under and over, space for American style fridge/freezer to the side, laminate wood flooring with under floor heating, double glazed windows to the front and side, LED downlighting.

Opening off lounge to:

HALLWAY
7'1" x 5'1" (2.17 x 1.57)
Being ' L ' shaped, laminate wood flooring with under floor heating, LED downlighting, door giving access to airing cupboard housing hot water cylinder, slatted shelving over.

Door off hallway to:

BEDROOM 1
14'8" x 12'10" (4.49 x 3.93)
Double glazed windows to the rear having a favoured southerly aspect, contemporary style electric radiator, LED downlighting.

Door off hallway to:

BEDROOM 2
9'3" x 9'3" (2.83 x 2.82)
Double glazed windows to the rear having a favoured southerly aspect, under floor heatingLED downlighting.

Door off hallway to:

SHOWER ROOM
Being fully tiled, comprising floating low level wc, floating contemporary style vanity unit with inset ' ROCA' enamel sink unit with contemporary style mixer tap, two drawers under, mirrored medicine cabinet over, heated hand towel rail, tiled flooring with under floor heating, extractor fan, LED downlighting, step in fully tiled shower cubicle, with built in shower with rainfall style shower head and separate shower attachment, glass shower screen.

ALLOCATED PARKING SPACE
No: 12 KCP

OUTGOINGS
ESTATE MAINTENANCE :- £493.10 EVERY SIX MONTHS

BLOCK MAINTENANCE :- £641.10 EVERY SIX MONTHS

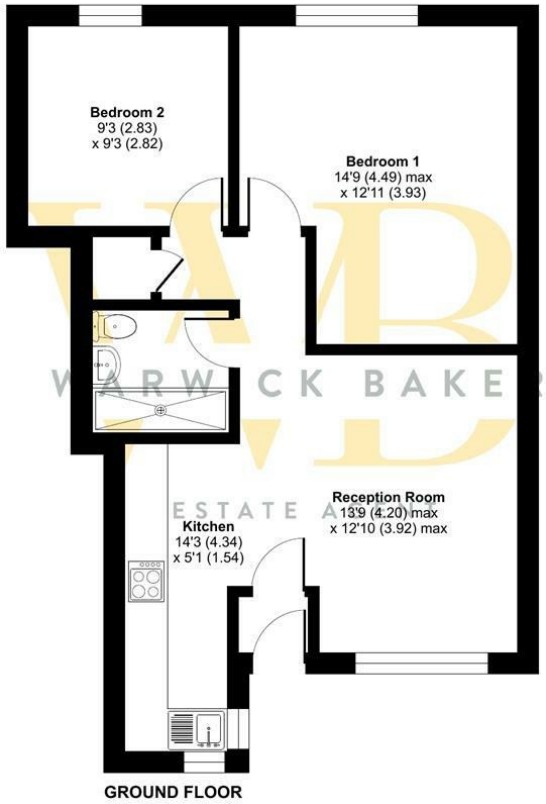
GROUND RENT :- £100 PER ANNUM

LEASE :- 287 YEARS REMAINING

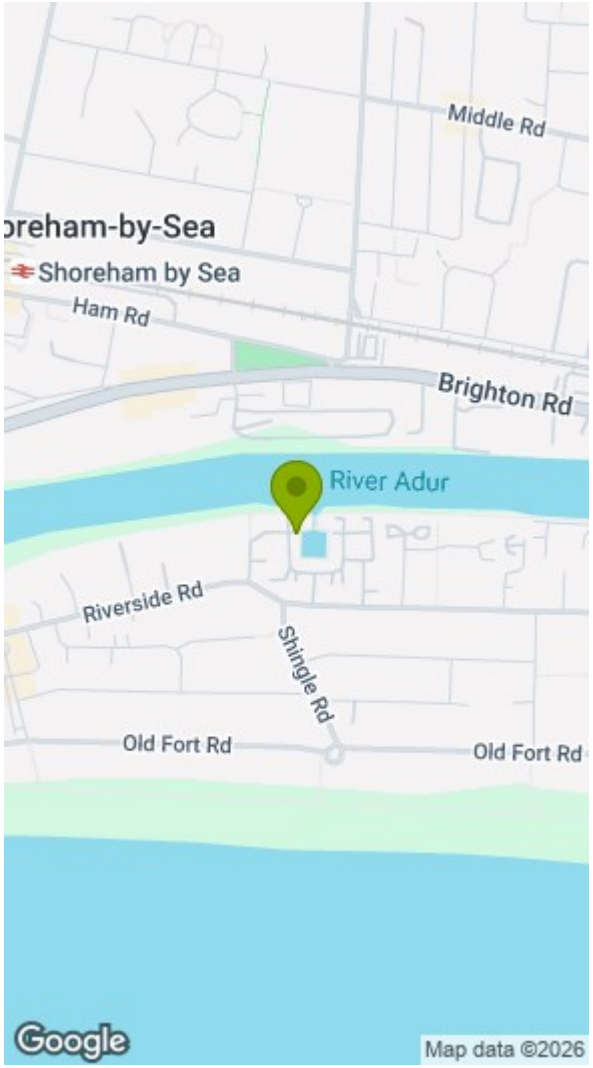
King Charles Place,
Emerald Quay, Shoreham-by-Sea, BN43

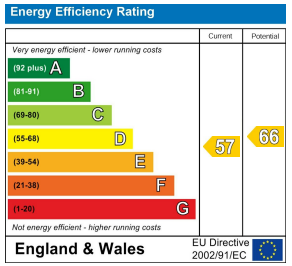
Approximate Area = 605 sq ft / 56.2 sq m

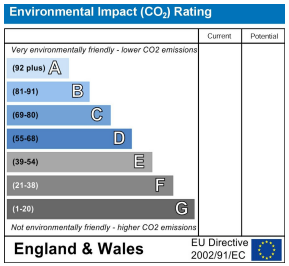
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1376011







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