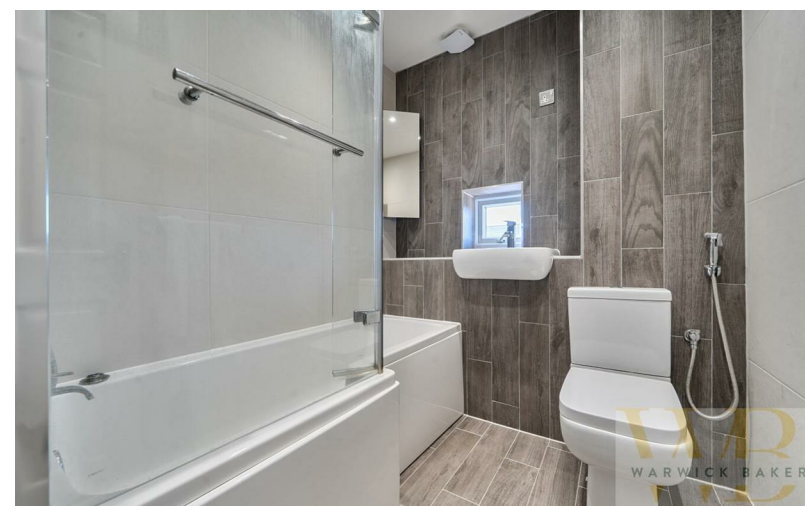




1 King John Court Emerald Quay | | Shoreham-By-Sea | BN43

WB
WARWICK BAKER
ESTATE AGENT



1 King John Court Emerald Quay | | Shoreham-By-Sea | BN43 5JQ

£695,000

*** £695,000 ***

WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS RARELY AVAILABLE, IMPECCABLY MAINTAINED THREE STOREY TOWNHOUSE. THIS PROPERTY IS PERFECT FOR THOSE SEEKING A HOME WITH INCOME POTENTIAL, FEATURING A CONVENIENT GROUND FLOOR GRANNY ANNEX. SITUATED JUST A LEISURELY WALK FROM THE BREATH TAKING SHOREHAM FORESHORE AND THE FOOTBRIDGE LEADING TO THE LIVELY TOWN CENTRE. THE HOME INCLUDES FIVE SPACIOUS BEDROOMS, A BRIGHT WEST FACING LOUNGE, TWO MODERN KITCHENS, AND THREE BATHROOMS. ENJOY A 13' WEST FACING REAR BALCONY WITH RIVER VIEWS, A GENEROUS 27' WEST FACING PATIO GARDEN, AN EAST FACING FRONT BALCONY, and AND AMPLE OFF-ROAD PARKING. RESIDENTS ALSO HAVE THE EXCLUSIVE USE OF AN ON-SITE GYM AND SWIMMING POOL. INTERNAL VIEWING IS STRONGLY ENCOURAGED BY THE VENDORS' SOLE AGENT. NO UPWARD CHAIN!

- FIVE BEDROOMS
- WEST FACING REAR GARDEN
- USE OF RESIDENTS GYM AND SWIMMING POOL
- 17' WEST FACING LOUNGE
- WEST FACING REAR BALCONY WITH RIVER VIEWS
- NO UPWARD CHAIN
- TWO MODERN KITCHENS
- AMPLE OFF ROAD PARKING
- THREE BATHROOMS
- GROUND FLOOR IDEAL AS A GRANNY ANNEX

Part frosted double glazed front door leading to:

ENTRANCE VESTIBULE

7' x 7' (2.13m x 2.13m)

Turning staircase with bannister and spindle up from entrance vestibule to:

FIRST FLOOR LANDING

10' in length (3.05m in length)

Contemporary style storage heater.

Door off first floor landing to:

CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with hot and cold taps, high level double doored storage cupboard with shelving, tiled flooring.

Double glazed door off first floor landing to:

FRONT BALCONY

9'2" x 3'11" (2.79m x 1.19m')

Having an easterly aspect with wood and frosted glazed balustrade.

Door off first floor landing to:

KITCHEN/RECEPTION/DINING ROOM

24'11" x 17'4" (7.60 x 5.22)

KITCHEN

Comprising 1 1/2 bowl stainless steel sink unit with mixer tap inset into wood effect work top, range of drawers and storage cupboards under, built in ' BEKO ' dishwasher to the side, tiled splash back, complimented by matching wall units over with two glass fronted doors, under counter lighting, adjacent two seater breakfast bar to the side, built in integrated fridge and freezer under, adjacent matching work top with inset ' BEKO ' four ring induction hob, built in ' COOKE AND LEWIS ' electric oven under, drawers and cupboards to the side, tiled splash back, complimented by matching wall units over, electric storage heater, double glazed windows to the front having an easterly aspect, double glazed door giving access to the front balcony, double glazed window to the side having a favoured southerly aspect, ' KARNDEAN ' flooring.

Opening off kitchen to:

LOUNGE

Range of double glazed bi-fold doors to the rear having a westerly aspect, with direct views of The River Adur, central Shoreham and The South Downs.

REAR BALCONY

13' x 9' (3.96m x 2.74m)

Having a westerly aspect, with direct views of The River Adur, central Shoreham and The South Downs.

Turning staircase with bannister and spindles up from first floor landing to:

SECOND FLOOR LANDING

Electric storage heater, door giving access to airing cupboard housing hot water cylinder, slatted shelving over.

Door off landing to:

BEDROOM 3

10'6" x 8'5" (3.22 x 2.59)

Double glazed windows to the rear having a westerly aspect, with direct views of The River Adur, central Shoreham and The South Downs, range of triple sliding doored wardrobe with hanging and shelving space.

Door off second floor landing to:

BEDROOM 2

11'3" x 10'9" (3.45 x 3.28)

Double glazed windows to the front having an easterly aspect, range of quadruple sliding doored wardrobe with hanging and shelving space, space and plumbing for washing machine.

Door off second floor landing to:

BEDROOM 4

10'5" x 6'3" (3.18 x 1.91)

Double glazed windows to the rear having a westerly aspect, with direct views of The River Adur, central Shoreham and The South Downs.

Door off second floor landing to:

FAMILY BATHROOM

Being fully tiled, comprising ' P ' shaped panel bath with

contemporary style mixer tap, built in shower with rainfall style shower head with separate shower attachment, glass shower screen, wall mounted wash hand basin with contemporary style mixer tap, low level wc, double glazed window to the side having a favoured southerly aspect, tiled flooring, LED downlighting.

Door off second floor landing to:

INNER HALL

Double glazed window to the front having an easterly aspect.

Stairs with handrail up from inner hall to:

THIRD FLOOR LANDING

Door off third floor landing to:

BEDROOM 1

16'9" x 16'6" (5.13 x 5.03)

Having a dual aspect, double glazed windows to the side having a favoured southerly aspect with views of The English Channel, sloping ceiling with four ' VELUX ' windows to the front having a westerly aspect with direct views of The River Adur, central Shoreham and The South Downs, three doors giving access to eaves storage space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being fully tiled, comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled flooring, sloping ceiling, step in fully tiled shower cubicle with built in shower with rainfall style shower head, sliding glass shower door, LED downlighting.

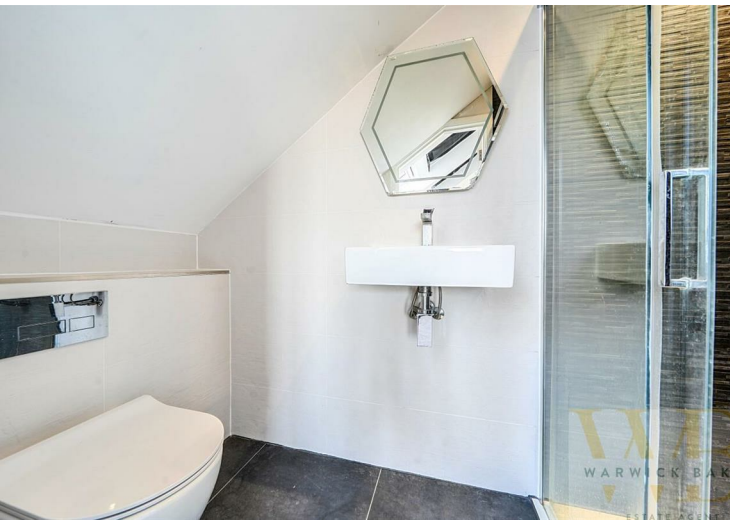
SELF CONTAINED ANNEXE

Door off ground floor entrance vestibule to:

BEDROOM 5

Frosted double glazed windows to the side, electric heater, door giving access to under stairs storage cupboard.

Door off bedroom 5 to:

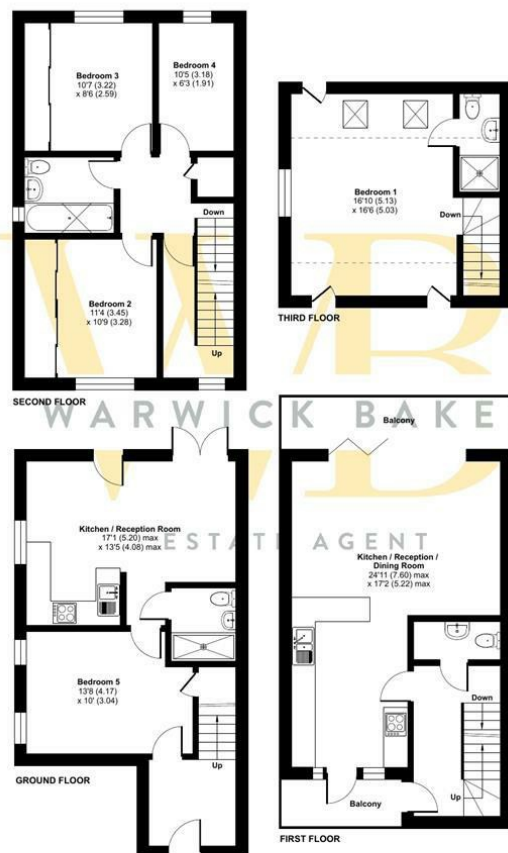


King John Court, Emerald Quay, Shoreham-by-Sea, BN43

Denotes restricted head height

Approximate Area = 1591 sq ft / 147.8 sq m
Limited Use Area(s) = 97 sq ft / 9 sq m
Total = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



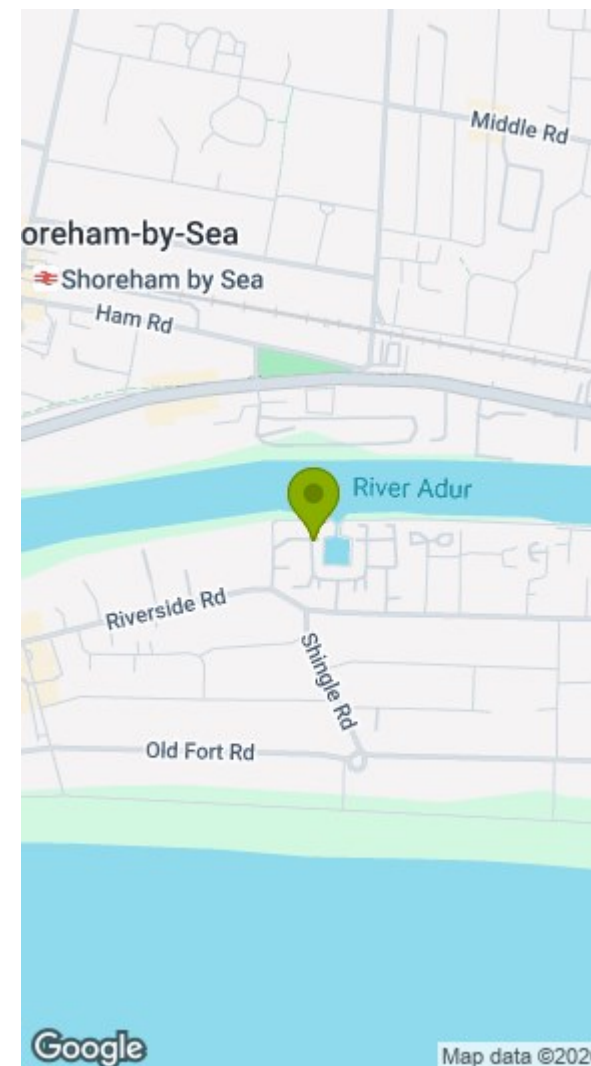
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1441178

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	