



FLAT 5, Sussex Court Emerald Quay | | Shoreham-by-Sea  
LDN142 5FW



ESTATE AGENT



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Offers In Excess Of £230,000

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WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS FIRST-FLOOR APARTMENT IN EMERALD QUAY WITH STUNNING VIEWS OF THE RIVER.

- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN - VACANT
- PLEASE CALL TO VIEW
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- 01273 461144
- LARGE BALCONY
- FACILITIES INCLUDE, SWIMMING POOL & GYM
- IN NEED OF UPDATING
- OPEN PLAN LIVING / DINING ROOM

WELCOME TO YOUR DREAM RETREAT! THIS ENCHANTING PROPERTY BOASTS A SPACIOUS OPEN-PLAN LIVING-DINING ROOM MEASURING AN IMPRESSIVE 15'7 X 13'8, WHERE NATURAL LIGHT DANCES THROUGH PATIO DOORS THAT LEAD YOU TO A SPLENDID LARGE BALCONY, OFFERING BREATHTAKING RIVER VIEWS. IMAGINE SIPPING YOUR MORNING COFFEE OR UNWINDING AFTER A LONG DAY, ALL WHILE SOAKING IN THE SERENE SCENERY.

THE HEART OF THIS HOME FEATURES A WELL-APPOINTED KITCHEN THAT'S PERFECT FOR CULINARY ADVENTURES. WITH TWO GENEROUSLY SIZED DOUBLE BEDROOMS, A THOUGHTFULLY DESIGNED BATHROOM, AND A CONVENIENT W.C., THIS PROPERTY CATERS TO BOTH COMFORT AND STYLE.

STEP OUTSIDE TO DISCOVER PARKING FOR ONE CAR, ALONG WITH ADDITIONAL SPACES FOR VISITORS, ENSURING THAT HOSTING FRIENDS AND FAMILY IS A BREEZE. AS A RESIDENT OF EMERALD QUAY, YOU WILL ALSO HAVE ACCESS TO EXCEPTIONAL FACILITIES, INCLUDING A GYM TO STAY ACTIVE, A SWIMMING POOL FOR LEISURELY SWIMS, A REJUVENATING SAUNA, AND A VIBRANT SOCIAL CLUB FOR THOSE MOMENTS OF

CONNECTION AND FUN.

DON'T MISS YOUR CHANCE TO EMBRACE THIS WONDERFUL LIFESTYLE! FOR MORE INFORMATION OR TO SCHEDULE YOUR PRIVATE VIEWING, PLEASE CALL 01273 461144. YOUR IDEAL HOME AWAITS!

### **LEASEHOLD - OUTGOINGS**

125 years from 1st Jan 1988 - 87 years

GROUND RENT - £200.00 PER ANNUM

MAINTENANCE - £996.40 FOR 6 MONTHS



