Flat 7, The Quay Emerald Quay | | Shoreham-By-Sea | BN43
5JP

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£259,950

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET A TOP FLOOR FLAT, OCCUPYING PART OF THE 2ND FLOOR OF A PURPOSE BUILT BLOCK. THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, 2 BEDROOMS, WEST FACING LOUNGE/ OPEN PLAN NEW MODERN KITCHEN, PRIVATE WEST FACING BALCONY WITH VIEWS OF THE YACHT BASIN, MODERN BATHROOM, GARAGE AND 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.

- ENTRYPHONE SYSTEM
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- ENTRANCE HALL
- WEST FACING BALCONY
- NO UPWARD CHAIN
- TWO BEDROOMS
- MODERN BATHROOM
- WEST FACING LOUNGE
- GARAGE AND PARKING SPACE

Front door leading to ENTRANCE VESTIBULE
Cloaks hanging space, high level trip switches.

Door off entrance vestibule to:

ENTRANCE HALL
9'10" in length (3.00 in length)
Video entry phone system, ' BLYSS ' ceramic radiator.

Square opening off entrance hall to:

OPEN PLAN KITCHEN/LOUNGE

LOUNGE AREA
12'4" x 11'4" (3.76 x 3.47)
Double glazed windows to the rear having a favoured westerly aspect with views of the yacht basin, ' BLYSS ' ceramic radiator, brushed chrome power socket with usb point.

Double glazed door off lounge to:

BALCONY
6'3" x 3'3" (1.93 x 1.00)
Laid to wood decking enclosed by wood balustrade and frosted glass having a westerly aspect, direct views of the Yacht Basin, glimpses of the River Adur, glimpses of the South Downs.

KITCHEN AREA
14'7" x 7'8" (4.45 x 2.34)
Being ' L ' shaped comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into sparkle effect worktop with cupboards under, tiled splash back, adjacent matching worktop with cupboards under, built in integrated ' INDESIT ' dishwasher to the side, tiled splash back, adjacent matching worktop inset with four ring electric hob, new electric oven under, cupboards to the side, kick plates with LED lighting, glass backsplash, further built in storage cupboards with shelving to the side, space for tall fridge/freezer to the side, storage cupboard over, built in mood lighting, pebble effect vinyl flooring, built in storage cupboard with space and plumbing for washing machine, refurbished hot water cylinder to the rear, shelving over, double glazed windows to the rear having a westerly aspect with views of the yacht basin.

Door off entrance hall to:

BEDROOM 1
13'8" x 9'5" (4.17 x 2.88)
Double glazed windows to the front having an easterly aspect, ' BLYSS ' ceramic radiator, built in wardrobe with one mirrored door, hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
13'7" x 6'7" (4.16 x 2.01)
Double glazed windows to the front having an easterly aspect, built in wardrobe with one mirrored door, hanging and shelving space, ' BLYSS ' ceramic radiator,

Door off entrance hall to:

BATHROOM
Double glazed windows to the front having an easterly aspect, built in wardrobe with one mirrored door, hanging and shelving space, ' BLYSS ' ceramic radiator,.

Door off entrance hall to:

GARAGE
21'4" x 12'0" (6.50m x 3.66m)
Being ' L ' shaped, up and over door, power and lighting.

PARKING SPACE TO THE FRONT

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £706.36 EVERY SIX MONTHS

GROUND RENT:- NON-APPLICABLE

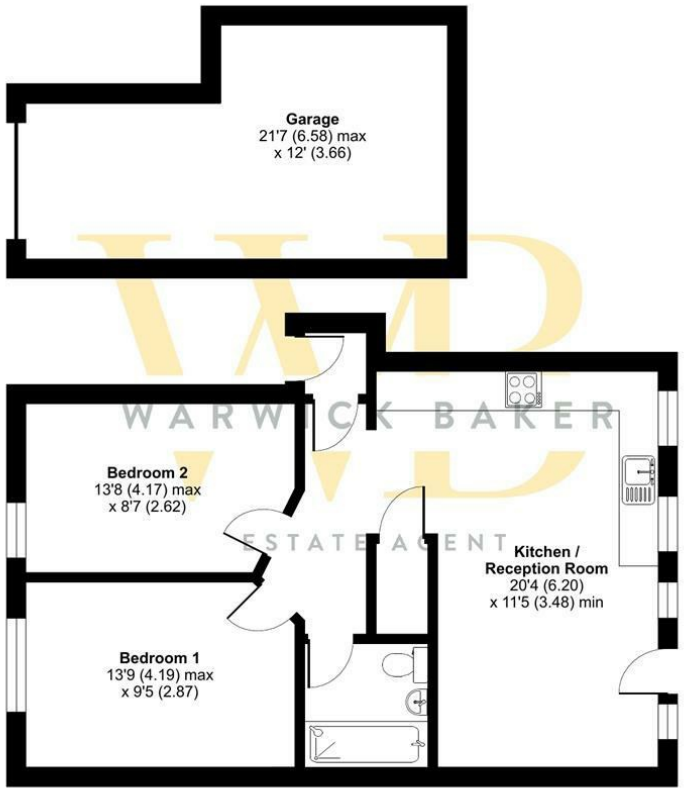
LEASE:- 325 YEARS FROM 01/01/1988

PLANNING PERMISSION PREVIOUSLY GRANTED FOR A LOFT EXTENSION (REF: AWDM - 0786 -14)

The Quay, Emerald Quay, Shoreham-by-Sea, BN43

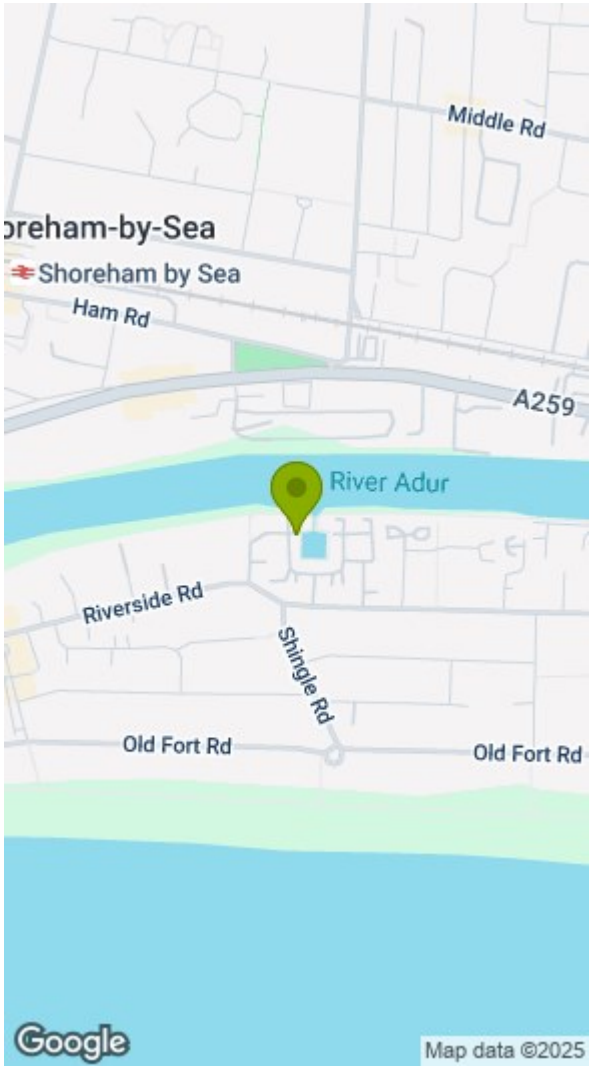
Approximate Area = 863 sq ft / 80.2 sq m (includes garage)

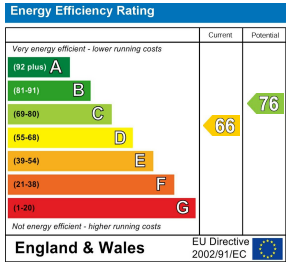
For identification only - Not to scale

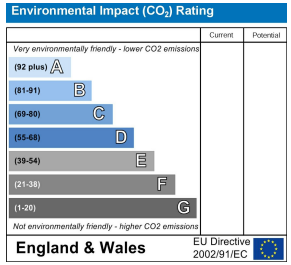


WARWICK BAKER ESTATE AGENT

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: 1296586







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