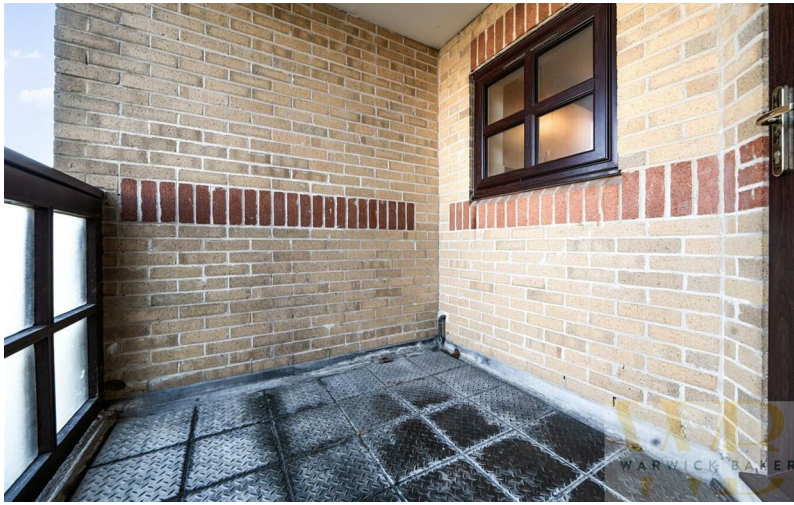
Flat 2, Marys Place Emerald Quay | | Shoreham-By-Sea



Flat 2, Marys Place Emerald Quay | | Shoreham-By-Sea | BN43 5JS

Offers In Excess Of £227,500

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Warwick Baker Estate Agents proudly presents this exceptional first 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 12-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 part tiled bathroom adds a touch of luxury, and an allocated parking space offers added convenience. The flat benefits further from front and rear balconies.

- ENTRANCE VESTIBULE
- MODERN KITCHEN WITH RIVER VIEWS
- ALLOCATED PARKING SPACE
- ENTRANCE HALL
- FRONT BALCONY WITH RIVER VIEWS
- NO UPWARD CHAIN
- TWO BEDROOMS
- PART TILED BATHROOM
- 12' LOUNGE WITH RIVER VIEWS
- 21' SOUTH FACING REAR BALCONY

Front door leading to:

ENTRANCE VESTIBULE
3'2"x 2'11" (0.99x 0.89)
Laminate wood flooring.

Door off entrance vestibule to:

ENTRANCE HALL
10'0" x 5'0" (3.06 x 1.54)
Being ' L ' shaped, security door entry phone system, laminate wood flooring, electric radiator, borrowed light from lounge, bedrooms 1 and 2, door off entrance hall to walk-in airing cupboard housing hot water cylinder, laminate wood flooring, high level electric trip switches.

Door off entrance hall to:

LOUNGE
12'6" x 9'11" (3.82 x 3.03)
Double glazed windows to the rear having direct views of The River Adur, glimpses of The South Downs, electric radiator, laminate wood flooring.

Archway off lounge to:

KITCHEN
9'1" x 5'9" (2.79 x 1.77)
Being part tiled, comprising stainless steel sink unit with mixer tap inset into granite effect worktop, storage cupboard under, space and plumbing for washing machine to the side, adjacent matching granite effect worktop with inset ' NEUE ' four ring electric hob, built in ' NEUE ' four ring electric oven under with drawers and cupboards to the side, complimented by matching wall units over, built in integrated extractor hood, further adjacent matching granite effect worktop to the side, storage cupboard under, complimented by matching wall units over, space for tall fridge/freezer to the side, double glazed windows to the rear having direct views of The River Adur, glimpses of The South Downs, wood effect laminate wood flooring, spot lighting.

Double glazed French door off lounge to:

FRONT BALCONY
7'6" x 6'4" (2.31 x 1.94)
Enclosed by wood and frosted glass balustrade, having direct views of The River Adur, glimpses of The South Downs, laid to tiling.

Door off entrance hall to:

BEDROOM 1
12'4" x 11'1" (3.78 x 3.40)
Double glazed windows to the rear having a favoured southerly aspect, electric radiator.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising low level wc, wall mounted wash hand basin with hot and cold taps, ' DIMPLEX ' wall mounted electric convector heater, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower door.

Double glazed French door off bedroom 1 to:

REAR BALCONY
21'7" x 4'0" (6.60 x 1.23)
Enclosed by wood and frosted glass balustrade, four brick pillars, having a favoured southerly aspect, laid to tiling.

Door off entrance hall to:

BEDROOM 2
11'2" x 7'5" (3.42 x 2.28)
Double glazed windows to the rear having a favoured southerly aspect, electric convector heater.

Door off entrance hall to:

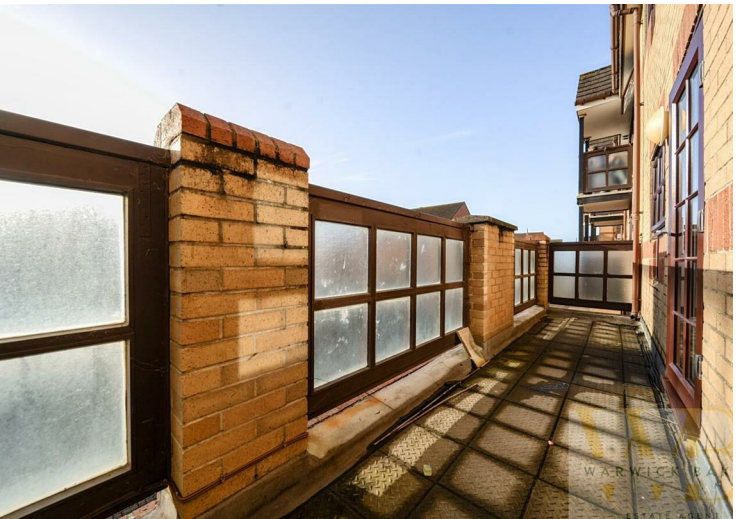
BATHROOM
Being part tiled, comprising panel bath with mixer tap with separate shower attachment, twin hand grips, vanity unit with inset oval shaped wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, extractor fan, ' DIMPLEX ' wall mounted electric convector heater, laminate wood flooring.

ALLOCATED PARKING SPACE
No: 2 MP

OUTGOINGS
MAINTENANCE:- £2,660 PER ANNUM

GROUND RENT:- £100 PER ANNUM

LEASE: 286 YEARS REMAIN APPROX.



Marys Place, Emerald Quay, Shoreham-by-Sea, BN43

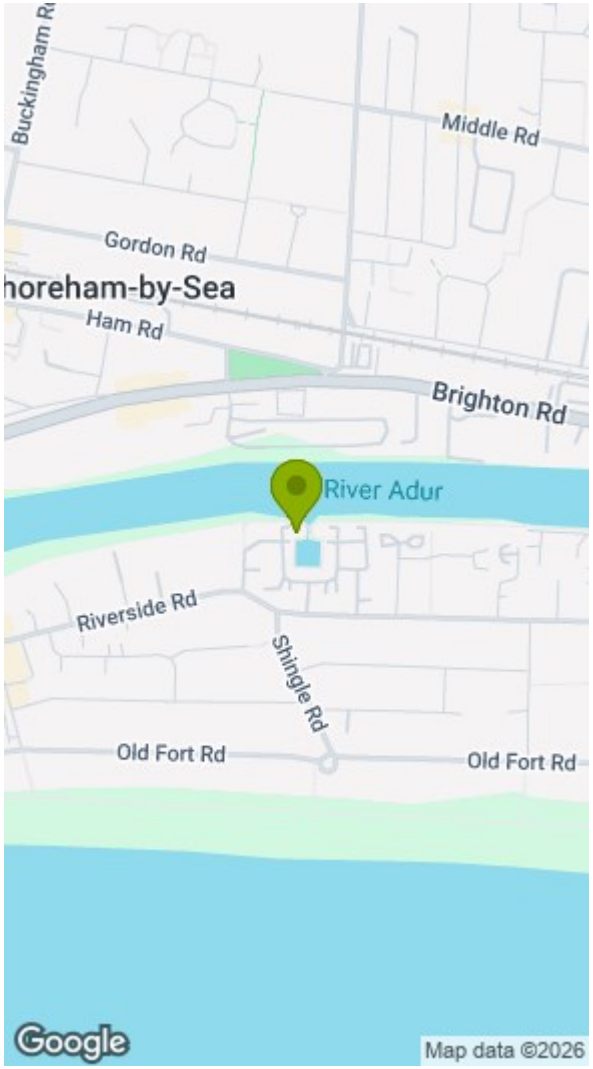
Approximate Area = 544 sq ft / 50.5 sq m

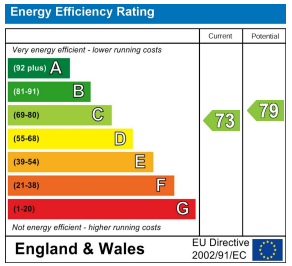
For identification only - Not to scale

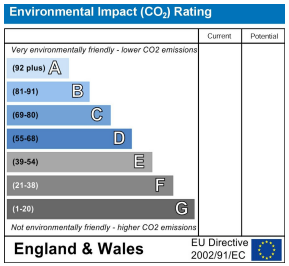
FIRST FLOOR

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: 1384502







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