



22, St Nicholas Place Emerald Quay | | Shoreham-By-Sea
IDM4251D





22, St Nicholas Place Emerald Quay | | Shoreham-By-Sea | BN43 5JR

Offers In Excess Of £235,000

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*** THE PROPERTY WILL BE SOLD WITH A TENANT INSITU, THEREFORE ONLY AVAILABLE FOR PURCHASE TO BUY TO LET INVESTORS ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED APARTMENT, OCCUPYING PART OF THE FIRST FLOOR OF THIS PURPOSE BUILT BLOCK. (THE FLAT IS ONLY AVAILABLE TO BUY TO LET INVESTORS). THE APARTMENT BENEFITS FROM ENTRY PHONE SYSTEM, USE OF A PASSENGER LIFT, ENTRANCE HALL, TWO BEDROOMS, 15' LOUNGE, MODERN KITCHEN, BALCONY WITH RIVER VIEWS, MODERN FULLY TILED SHOWER ROOM, OFF ROAD PARKING SPACE AND GARAGE. RESIDENTS HAVE USE OF A GYM, SWIMMING POOL, COMMUNAL GARDENS AND VISITORS PARKING BAYS. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- 15' LOUNGE
- GARAGE WITH PARKING SPACE TO THE FRONT
- PASSENGER LIFT
- MODERN KITCHEN
- RESIDENTS GYM, SWIMMING POOL, VISITORS PARKING BAYS AND COMMUNAL GARDENS
- ENTRANCE HALL
- BALCONY WITH RIVER VIEWS
- TWO BEDROOMS
- FULLY TILED SHOWER ROOM

Front door leading to:

ENTRANCE HALL

11'10" x 8'7" (3.62 x 2.64)

Being 'L' shaped, security door entry phone system, electric heater, door giving access to airing cupboard housing 'MEGAFLO' hot water cylinder, slatted shelving over, further door giving access to storage cupboard with shelving. LED downlighting, high level security glazed window affording borrowed light from the lounge.

Door off entrance hall to:

LOUNGE

15'5" x 11'6" (4.70 x 3.53)

Being of irregular shape, high level double glazed window to the side having an easterly aspect, double glazed window to the front with direct views of The River Adur and The South Downs, electric heater.

Double glazed window and sliding double glazed patio door to:

BALCONY

7'7" x 7'5" (2.33 x 2.27)

Laid to tiling, enclosed by wood handrail and frosted glazed panels, with direct views of The River Adur and The South Downs.

Archway off lounge to:

KITCHEN

8'3" x 5'7" (2.53 x 1.71)

Comprising UPVC sink unit with contemporary style mixer tap inset into sparkle work top with storage cupboard under, built in 'LAMONA' dishwasher to the side, tiled splash back, adjacent matching sparkle worktop with inset four ring electric hob, built in 'LEG' double electric oven under, built in 'LOGIK' washing machine to the side, storage cupboard to the side, tiled splash back, complimented by matching wall units over, contemporary style extractor hood to the side, further adjacent sparkle worktop with range of drawers under, tiled splash back, complimented by matching wall units over, built in 'ELECTRA' fridge/freezer to the side, vinyl flooring, high level window to the side having an easterly aspect, LED downlighting.

Door off entrance hall to:

BEDROOM 1

14'11" x 8'10" (4.57 x 2.70)

Double glazed window to the front with direct views of The River Adur and The South Downs, electric heater, built in sliding double mirrored door wardrobe with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2

11'10" x 8'1" (3.62 x 2.48)

Double glazed window to the front with direct views of The River Adur and The South Downs, electric heater.

Door off entrance hall to:

SHOWER ROOM

Being fully tiled, comprising vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, heated hand towel rail, vinyl flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle, built in shower with separate shower attachment, sliding shower door.

GARAGE

With up and over door, parking space to the front.

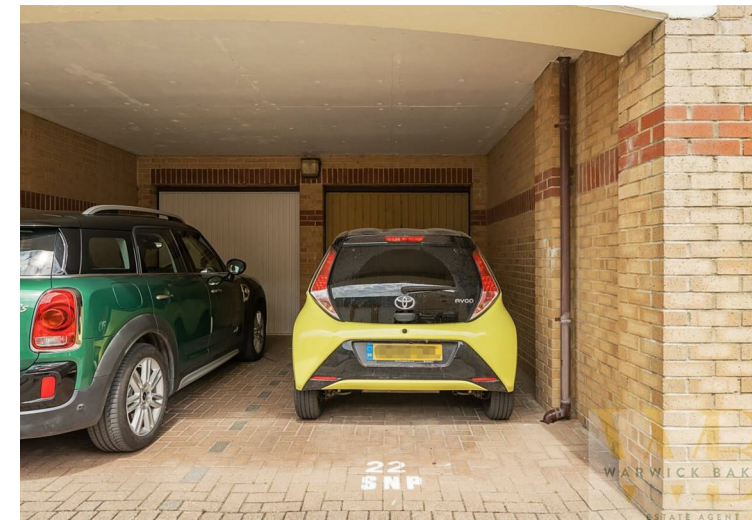
OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £1,700 PER ANNUM

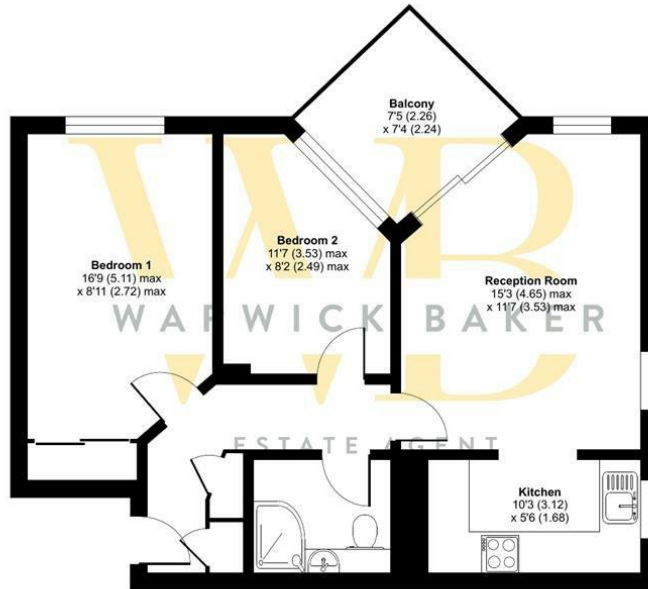
GROUND RENT:- NON-APPLICABLE

LEASE:- 95 YEARS REMAIN



St. Nicholas Place, BN43

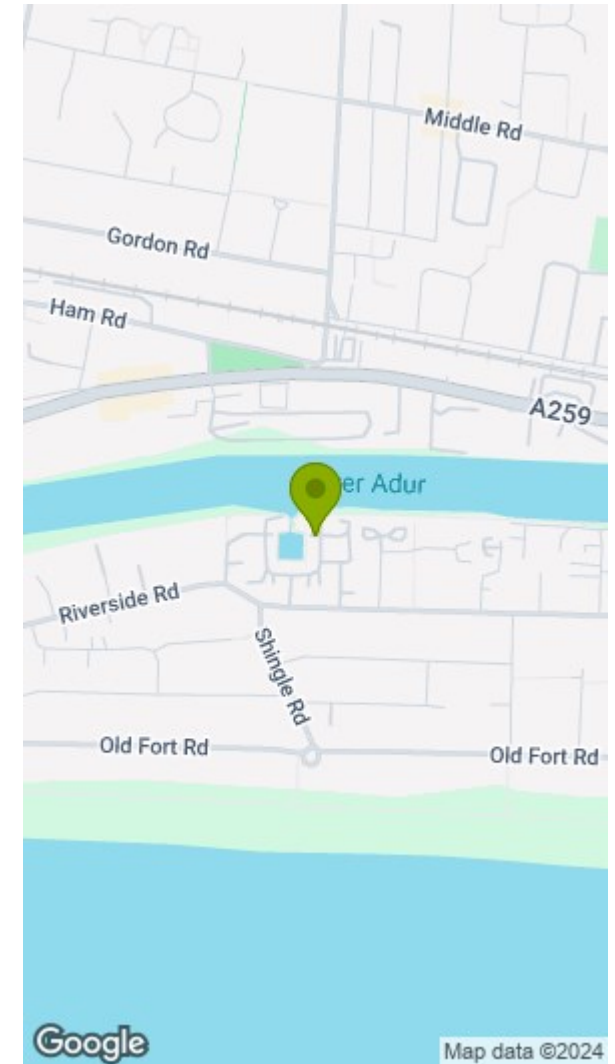
Approximate Area = 578 sq ft / 53.7 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichewcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1164952



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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		65 → 67	England & Wales EU Directive 2002/91/EC		