FLAT 5, Sussex Court Emerald Quay | | Shoreham-By-Sea
| BN43 5FW

WARWICK BAKER
ESTATE AGENT

FLAT 5, Sussex Court Emerald Quay | | Shoreham-By-Sea | BN43 5EW

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.

THIS PROPERTY BENEFITS FROM A LARGE OPEN-PLAN 15'7 x 13'8 LIVING-DINING ROOM WITH PATIO DOORS OUT ONTO A LARGE BALCONY WITH RIVER VIEWS, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, AND W.C.

OUTSIDE THERE IS PARKING FOR ONE CAR AND VISITORS SPACES. EMERALD QUAY FACILITIES ALSO INCLUDE A GYM, SWIMMING POOL, SAUNA AND SOCIAL CLUB.

PLEASE CALL FOR MORE INFORMATION OR TO VIEW 01273 461144

- 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

LEASEHOLD - OUTGOINGS

125 years from 1st Jan 1988 - 87 years

GROUND RENT - £200.00 PER ANNUM

MAINTENANCE - £996.40 FOR 6 MONTHS

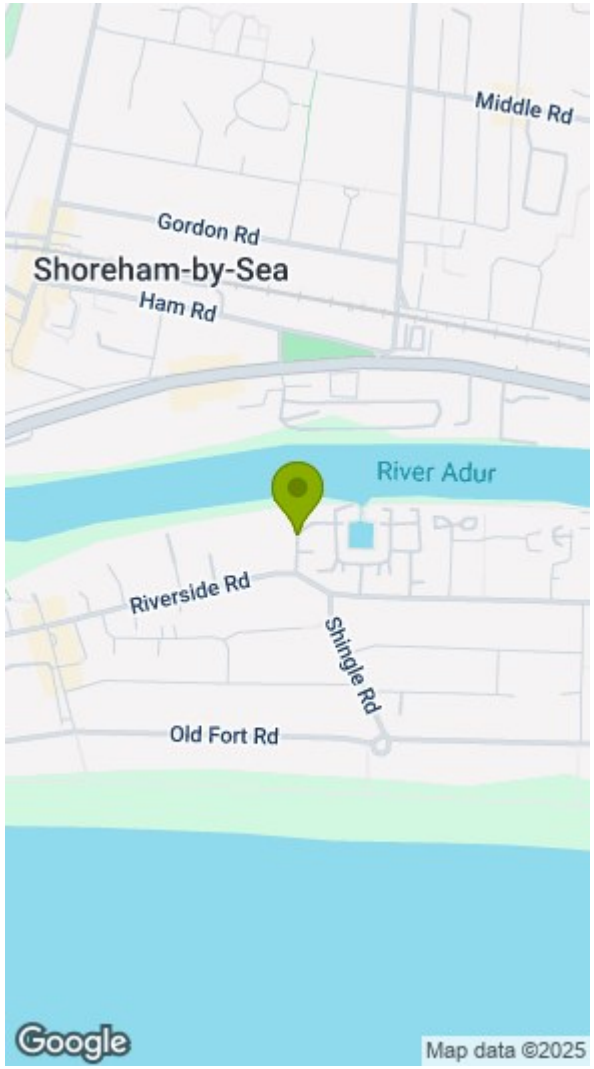
Sussex Court, Emerald Quay, Shoreham-by-Sea, BN43

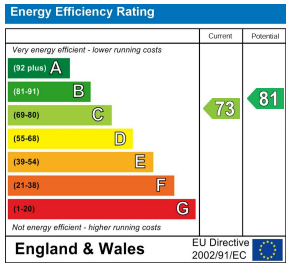
Approximate Area = 640 sq ft / 59.4 sq m

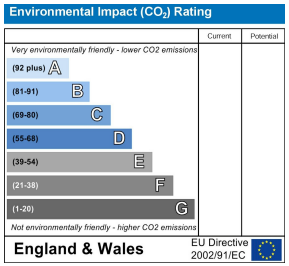
For identification only - Not to scale

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: 1276750







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

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