



3 Mayflower Emerald Quay | | Shoreham-By-Sea | BN43 5JJ

WB
WARWICK BAKER
ESTATE AGENT



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£225,000

SALE AGREED BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

Warwick Baker Estate Agents are pleased to offer to the market a first floor purpose built flat. The property benefits from a south facing lounge, 2 bedrooms, modern kitchen, modern bathroom, garage and allocated off road parking space. Residents have free use of a recently refurbished heated swimming pool, hot tub, sauna and gym, communal washing facilities with industrial washing machines and tumble dryers. Internal viewing highly recommended by the vendors agent. Ideal for first time buyers and buy to let investors.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

- ENTRANCE HALL
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- 2 BEDROOMS
- MODERN BATHROOM
- SHARE OF FREEHOLD
- EN SUITE TO BEDROOM 1
- OFF ROAD PARKING SPACE
- SOUTH FACING LOUNGE
- GARAGE

FRONT DOOR

Leading to hall vestibule, further door leading to:

HALLWAY

15'5" in length (4.7 in length)

"L" shaped, night storage heater, wooden flooring, door leading to airing cupboard with slatted shelves.

Door off hallway leading to:

LOUNGE

13'9" x 12'5" (4.2 x 3.8)

Night storage heater, UPVC window having a favoured southerly aspect, further window to side,, wooden floorboards.

Door off hallway leading to:

KITCHEN

7'10" x 6'2" (2.4 x 1.9)

1 1/2 bowl sink with mixer tap inset into granite effect roll edge worktops, tiled splashback, storage cupboards below and drawer unit, further roll edge work tops, tiled splash back, storage cupboards below and drawer unit, further roll edge work top to side, space for washing machine below, further storage cupboard above, space for fridge/freezer to side, inset 4 ring "Whirlpool" hob into roll edge worktop, electric oven below, extractor fan

above, tiled splash back, storage cupboard to side, door above complemented by matching wall units, wooden floor boards.

Door off hallway leading to:

BEDROOM 1

11'5" x 10'2" (3.5 x 3.1)

UPVC double glazed window having westerly aspect, electric heater, built in wardrobe with hanging and shelving space, fully carpeted.

Door off leading to:

EN SUITE

Fully tiled with shower cubicle, mixer tap, wash basin with mixer tap, mirror above, low level w.c., tiled flooring.

Door off hallway leading to:

BEDROOM 2

10'5" x 7'6" (3.2 x 2.3)

UPVC window having favoured southerly aspect, electric heater, fully carpeted.

BATHROOM

Comprising of panelled bath, mixer tap with shower attachment, shower rail and curtain, pedestal wash hand

basin with hot and cold taps, display shelf above, mirror, low level W.C., part tiled, wooden floorboards.

GARAGE

24'7" x 10'5" (7.5 x 3.2)

SWIMMING POOL

GYM

LEASE

Remainder of 325 years since 1989

MAINTENANCE

£648 Per half year

GROUND RENT

£200 per annum



