



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



ESTATE AGENT



## 22 The Quay Emerald Quay, | | Shoreham-By-Sea | BN43 5JP

£319,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FIRST FLOOR FLAT IN EMERALD QUAY.

LOCATED ON THE FIRST FLOOR THIS SPACIOUS TWO BEDROOM APARTMENT HAS AN OPEN PLAN LIVING / DINING ROOM WITH A BALCONY AND VIEWS OVER THE BASIN. BENEFITING FROM A MODERN REFITTED KITCHEN, EN-SUITE TO MASTER BEDROOM, SHARE OF FREEHOLD, PARKING AND A GARAGE THE PROPERTY MUST BE SEEN TO BE APPRECIATED.

CALL NOW TO VIEW - 01273 461144

- SPACIOUS FIRST FLOOR FLAT
- IMMACULATE CONDITION
- SHARE OF FREEHOLD
- BALCONY OVER LOOKING BASIN
- MASTER BEDROOM WITH EN-SUITE
- CALL NOW TO VIEW - 01273 461144
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING
- 14'4 LIVING ROOM
- MODERN KITCHEN

## COMMUNAL ENTRANCE

Entry phone system, stairs to First Floor.

## ENTRANCE HALL

Doors giving access to both Bedrooms, Bathroom, storage cupboard and

## DINING ROOM

14'4 x 7'4 (4.37m x 2.24m)

Window over looking the yacht basin, opening to

## LIVING ROOM

14'4 x 9'8 (4.37m x 2.95m)

Window over looking the yacht basin, patio door leading out onto a Balcony, opening to

## KITCHEN

7'7 x 7'2 (2.31m x 2.18m)

Modern fitted kitchen with wall and base units, work surfaces, inset sink unit, inset hob, oven and extractor, intergrated fridge, dishwasher, further space for appliances. Window over looking the yacht basin.

## BEDROOM ONE

13'7 x 12'10 (4.14m x 3.91m)

Westerly aspect windows, fitted wardrobes, door to

## EN-SUITE

Matching suite, shower cubicle, wash hand basin, W.C.

## BEDROOM TWO

13'7 x 6'7 (4.14m x 2.01m)

Westerly aspect window.

## BATHROOM

Matching suite, panel enclosed bath with shwoer, wash hand basin, W.C.

## OUTSIDE

## PARKING

There is allocated parking for one car, in front of the garage,

## GARAGE

Located under-croft, with up and over door.

## EMERALD QUAY FACILITIES

All Emerald Quay Residents have full access to the Gym, Swimming Pool and social club.

## OUT GOINGS

SHARE OF FREEHOLD

MAINTENANCE :- APROX £2,200 PER ANNUM

GROUND RENT :- N/A

LEASE:- 292 YEARS REMAINING



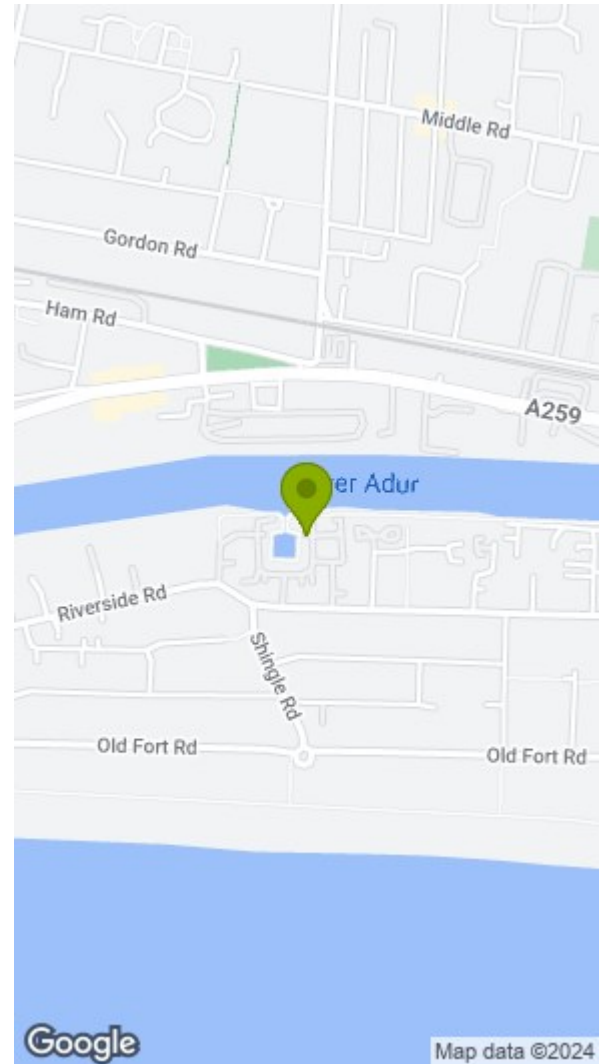
# Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 761 sq ft / 70.7 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). © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1038545



## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		69	EU Directive 2002/91/EC