12 Marys Place Emerald Quay | | Shoreham | BN43 5JS

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £199,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED APARTMENT, OCCUPYING PART OF THE FIRST FLOOR OF A PURPOSE BUILT BLOCK. THE PROPERTY BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE VESTIBULE, ENTRANCE HALL, TWO BEDROOMS, LOUNGE WITH RIVER VIEWS, MODERN KITCHEN, FRONT BALCONY WITH RIVER VIEWS, MODERN BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, SOUTH FACING REAR BALCONY, ALLOCATED PARKING SPACE AND USE OF RESIDENTS GYM AND SWIMMING POOL. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE VESTIBULE
- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN
- FRONT BALCONY WITH RIVER VIEWS
- FULLY TILED BATHROOM
- SOUTH FACING REAR BALCONY
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- ALLOCATED PARKING SPACE

Front door leading to:

ENTRANCE VESTIBULE
3'0" x 2'11" (0.93 x 0.91)
Borrowed light from entrance hall.

Door off entrance vestibule to:

ENTRANCE HALL
13'7" in length (4.15 in length)
Security door entry phone system, ' DIMPLEX ' night storage heater, door giving access to airing cupboard housing hot water cylinder, slatted shelving, borrowed light from the lounge and bedroom 1.

Door off entrance hall to:

LOUNGE
14'0" x 10'0" (4.28 x 3.06)
Wood framed double glazed windows to the front having direct views of The River Adur.

Georgian style glazed door off lounge to:

FRONT BALCONY
7'5" x 6'3" (2.28 x 1.93)
Laid to tiling, having direct views of The River Adur, glimpses of The South Downs, enclosed by wood hand rail and frosted glazed panels.

Archway off lounge to:

KITCHEN
9'3" x 5'10" (2.83 x 1.78)
Comprising stainless steel sink unit with mixer tap, inset into granite effect worktop with storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, adjacent matching worktop with inset four ring electric hob, electric oven under, slow closing drawers and cupboards to the side, tiled splash back, complimented by range of matching wall units over, integrated extractor hood, further adjacent matching worktop with storage cupboard under, tiled splash back, complimented by matching wall units over, space for fridge/freezer to the side, wood framed double glazed windows to the front having direct views of The River Adur, vinyl flooring, spotlighting.

Door off entrance hall to:

BEDROOM 1
12'5" x 10'11" (3.81 x 3.35)
Being ' L ' shaped, double glazed windows to the rear having a favoured southerly aspect.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising low level wc, step in fully tiled shower cubicle.

Double glazed French door off bedroom 1 to:

REAR BALCONY
24'3" x 11'9" (7.40 x 3.60)
Having a favoured southerly aspect, laid to tiling, enclosed by wood handrail and frosted glass panels.

Door off entrance hall to:

BEDROOM 2
11'3" x 7'5" (3.44 x 2.28)
Double glazed windows to the rear having a favoured southerly aspect, wall mounted electric convector heater.

Door off entrance hall to:

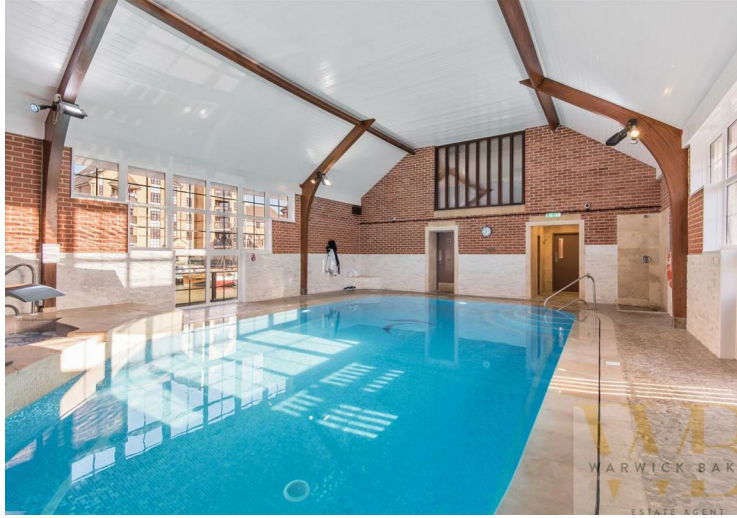
BATHROOM
Being fully tiled, comprising bath with mixer tap, independent wall mounted ' MIRA ' shower unit with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin and mixer tap, double doored storage cupboard under, low level wc to the side, vinyl flooring, extractor fan, high level ' DIMPLEX ' convertor heater.

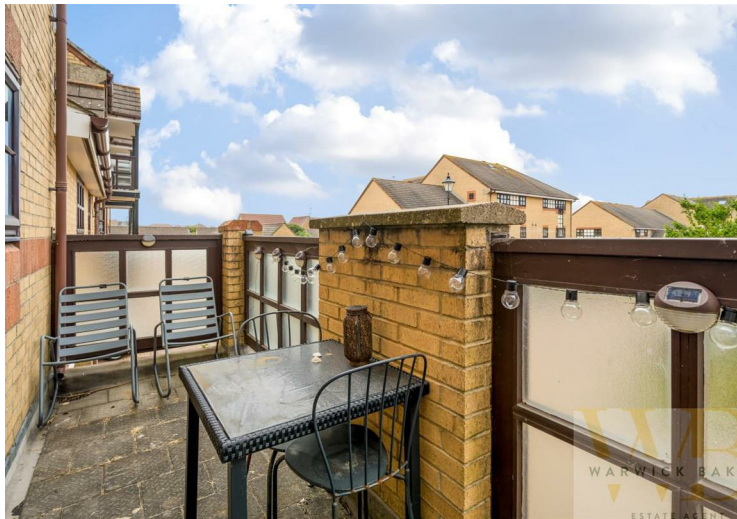
ALLOCATED PARKING SPACE
No: 12 MP

OUTGOINGS
MAINTENANCE :- SEPT 2022 - SEPT 2023 - £2,640.00

GROUND RENT :- £250 PER ANNUM

LEASE :- 125 Years From 1 January 1988 - 89 YEARS





Marys Place, BN43

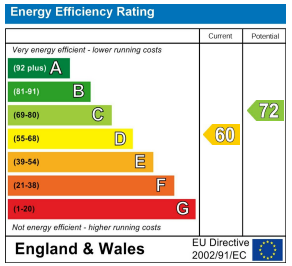
Approximate Area = 529 sq ft / 49.1 sq m

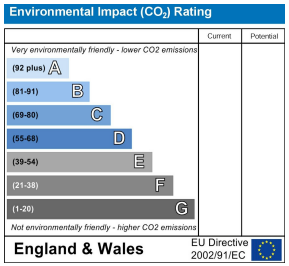
For identification only - Not to scale

FIRST FLOOR

WARWICK BAKER ESTATE AGENT

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Warwick Baker Estate Agent Ltd. REF: 1003291





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