



11, St Nicholas Place Emerald Quay | | Shoreham | BN43 5JR



ESTATE AGENT



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Offers In Excess Of £250,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO INTRODUCE TO THE MARKET THIS EXCEPTIONAL APARTMENT IN EMERALD QUAY ON SHOREHAM BEACH, JUST A STONE'S THROW FROM THE FOOTBRIDGE.

THIS RARELY AVAILABLE PROPERTY FEATURES A PRIVATE STREET ENTRANCE THAT LEADS YOU INTO A BRIGHT, OPEN LIVING SPACE. THE MODERN KITCHEN FLOWS INTO A SOUTHERLY ASPECT LIVING ROOM, WHERE YOU CAN ENJOY BREATHTAKING VIEWS OF THE RIVER ADUR AND THE SOUTH DOWNS FROM BOTH SPACIOUS DOUBLE BEDROOMS.

- PRIVATE STREET ENTRANCE
- MODERN KITCHEN
- RESIDENTS GYM AND SWIMMING POOL

- 13' ENTRANCE HALL
- MODERN BATHROOM
- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS

- TWO DOUBLE BEDROOMS
- DIRECT RIVER AND DOWNLAND VIEWS

- SOUTHERLY ASPECT 15' LOUNGE
- ALLOCATED PARKING SPACE

### PRIVATE STREET ENTRANCE

Part frosted double glazed front door leading to:

### ENTRANCE VESTIBULE

High level electric trip switches, door giving access to storage cupboard housing electric meter.

Stairs with handrail up from entrance vestibule to:

### LANDING

Door off landing to:

### ENTRANCE HALL

**13'7" in length (4.16 in length)**

High level security glazed window, access to loft storage space, laminate wood flooring, door giving access to airing cupboard housing hot water cylinder, slatted shelving over.

Door off landing to:

### LOUNGE

**15'0" x 13'6" (4.58 x 4.13)**

Two sets of double glazed windows to the front having a favoured southerly aspect, contemporary style ' HARMONI ' electric heater, laminate wood flooring.

Archway off lounge to:

### KITCHEN

**8'0" x 6'9" (2.46 x 2.06)**

Comprising stainless steel sink unit with mixer tap inset into worktop, storage cupboard under, tray space to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching corner wall unit, matching adjacent worktop with inset ' BELLING ' four ring electric hob, drawer and cupboard under, built in integrated ' BELLING ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting with integrated extractor hood, further adjacent matching worktop with ' BELLING ' electric oven under, tiled splash back, complimented by matching wall units over, display wine rack to the side, built in integrated fridge/freezer to the side, tiled flooring, double glazed windows to the front having a favoured southerly aspect, spotlighting.

Door off entrance hall to:

### BEDROOM 1

**12'3" x 9'10" (3.75 x 3.02 )**

Two sets of double glazed windows to the rear with direct views of The River Adur and The South Downs, ' HARMONI ' contemporary style electric heater, built in double mirrored doored wardrobe with hanging and shelving space, two single doored wardrobes with hanging and

shelving, spotlighting.

Door off entrance hall to:

### BEDROOM 2

**9'10" x 7'11" (3.0 x 2.42)**

Double glazed windows to the rear with direct views of The River Adur and The South Downs, ' HARMONI ' contemporary style electric heater.

Door off entrance hall to:

### BATHROOM

Being fully tiled, comprising panel bath with contemporary style mixer tap, built in shower with rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset enamel wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, mirrored medicine cabinet, tiled flooring, spotlighting, extractor fan.

### ALLOCATED SPARKING SPACE

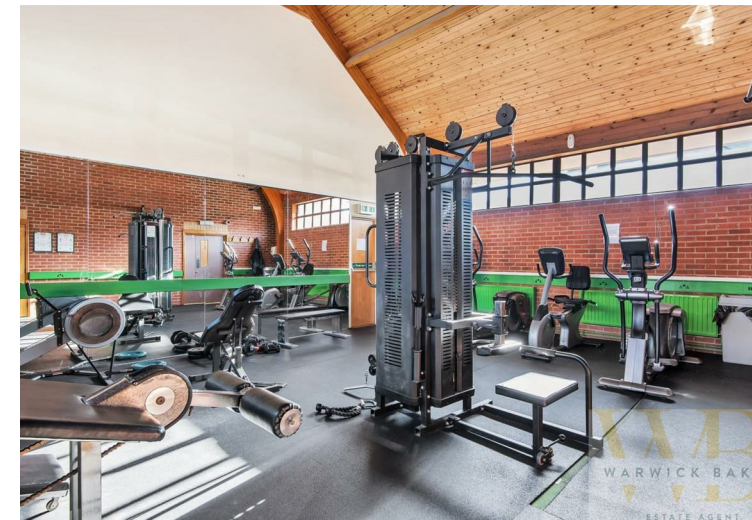
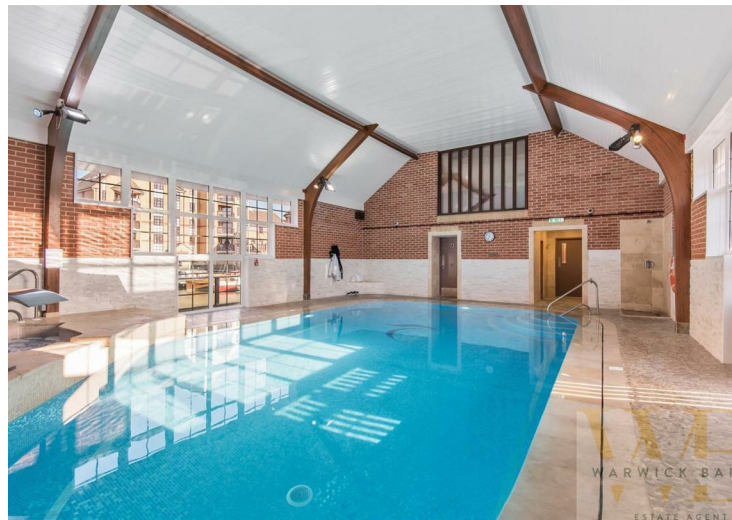
No:11

### OUTGOINGS

MAINTENANCE INCLUDES GROUND RENT:- £1,177.29 EVERY SIX MONTHS

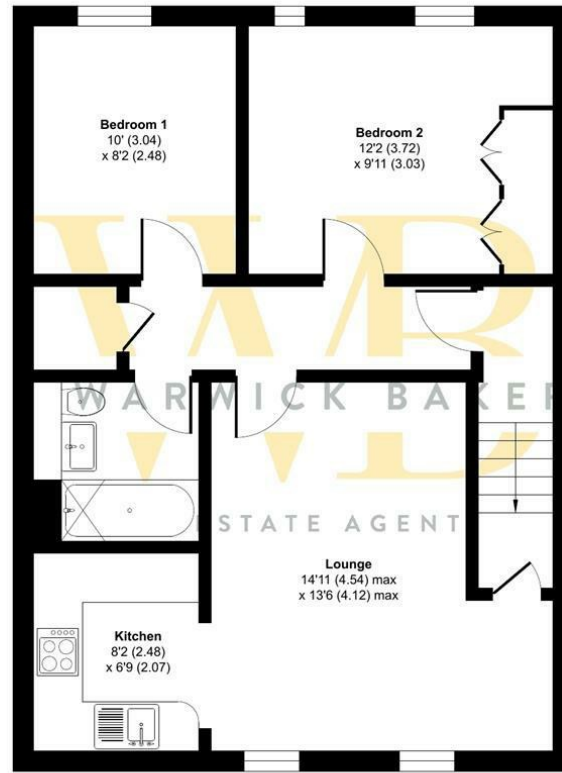
125 years from 1 January 1988

Lease Term Remaining 88 years



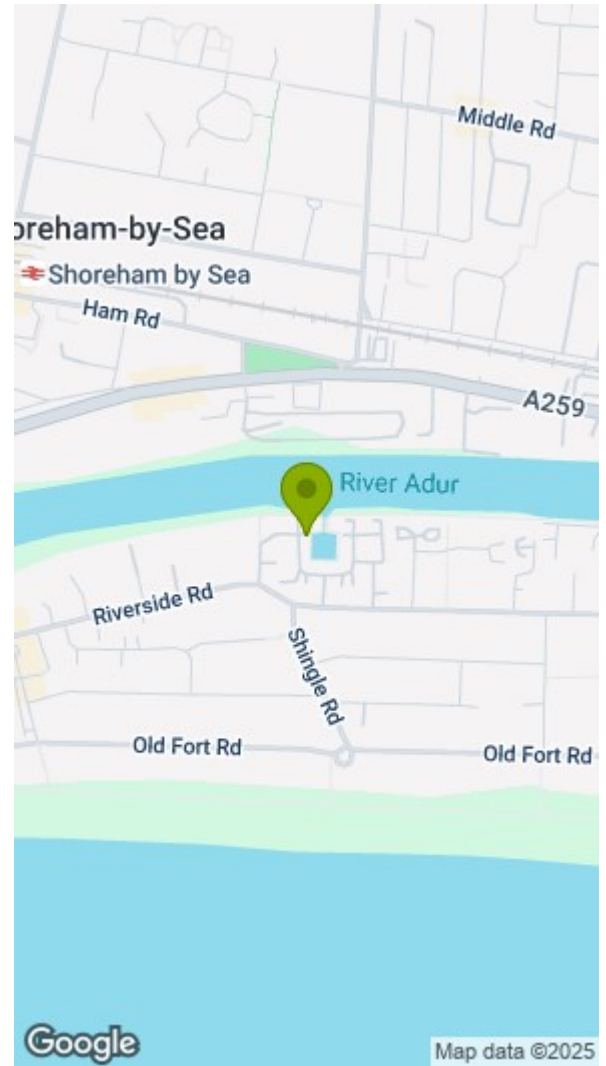
# St. Nicholas Place, Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 605 sq ft / 56.2 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1253798



## 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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>74</b>	<b>43</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC