28, Marys Place Emerald Quay | | Shoreham | BN43 5JS

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £350,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE MAISONETTE OCCUPYING THE THIRD AD FOURTH FLOOR OF A PURPOSE BUILT BLOCK.
THE PROPERTY BENEFITS FROM A PASSENGER LIFT, AN ENTRANCE HALL, 2 DOUBLE BEDROOMS, 17' SOUTH FACING LOUNGE AND 12' DINING ROOM, 10' MODERN KITCHEN, UTILITY ROOM, BATHROOM ROOM, EN-SUITE BATHROOM TO THE MAIN BEDROOM, GARAGE AND PARKING SPACE. RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- PASSENGER LIFT + ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 17' SOUTH FACING LOUNGE
- 12' SOUTH FACING DINING ROOM
- 10' MODERN KITCHEN
- UTILITY ROOM
- BATHROOM + EN-SUITE BATHROOM TO THE MAIN BEDROOM
- SOUTH FACING BALCONY
- GARAGE + PARKING SPACE
- RESIDENTS POOL + GYM

Front door leading to:

ENTRANCE HALL
12'10" x 9'0" (3.92 x 2.76)
Being ' L ' shaped, security door entry phone system, double panelled electric radiator, door giving access to under stairs storage cupboard, high level electric trip switches, borrowed light from the lounge, spotlighting.

Part glazed door off entrance hall to:

LOUNGE
17'5" x 11'7" (5.33 x 3.55)
Being of irregular shape, two sets of double glazed windows to the front having a favoured southerly with views of the yacht basin, distant views of The English Channel, feature contemporary electric fireplace.

Opening off lounge to:

DINING ROOM
12'7" x 11'3" (3.84 x 3.43)
Being of irregular shape, two sets of double glazed windows to the front having a favoured southerly with views of the yacht basin, distant views of The English Channel, double panelled electric radiator.

Sliding double glazed patio door off dining room to:

BALCONY
7'5" x 7'4" (2.27 x 2.24)
Enclosed by frosted glass and wood frame, laid to tiling, having a favoured southerly with views of the yacht basin, distant views of The English Channel.

Opening off dining room to:

KITCHEN
10'0" x 9'0" (3.07 x 2.76)
Comprising 1 1/4 enamel sink unit with contemporary style mixer tap, inset into granite effect work top with storage cupboards under, space and plumbing for dishwasher to the side, tiled splash back, space for tall fridge/freezer to the side, adjacent matching granite effect worktop with drawers and cupboards under, display shelf to the side, tiled splash back, complimented by matching wall units over, further adjacent matching granite effect work top with inset ' HOTPOINT ' four ring electric hob, ' BEKO ' electric oven under, drawer and cupboard to either side, complimented by matching wall units over, built in integrated ' ARISTON ' extractor hood, double glazed window to the side having a westerly aspect, door giving access to the entrance hall, vinyl flooring, spotlighting.

Door off entrance hall to:

UTILITY ROOM
5'2" x 4'7" (1.60 x 1.42)
Being part tiled, comprising worktop with inset circular stainless steel sink unit with contemporary style mixer tap, storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, display shelf to the side, extractor fan, spotlighting.

Turning staircase with bannister and spindles up from entrance hall to:

LANDING
Door off landing to:

BATHROOM
Being part tiled to dado height, comprising panelled bath with mixer tap with separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, tiled worktop over, low level wc, heated hand towel rail, part sloping ceiling with frosted glazed ' VELUX ' window, vinyl flooring, spotlighting.

Door off landing to:

INNER HALLWAY
23'3" in length (7.10 in length)
Being ' S ' shaped, security door entry phone system, double panelled electric radiator, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, access to loft storage space, spotlighting.

Door off inner hallway to:

BEDROOM 1
11'11" x 10'11" (3.64 x 3.34)
Double glazed windows to the front having a favoured southerly with views of the yacht basin, distant views of The English Channel, built in sliding double mirrored door wardrobe with hanging and shelving space and four drawers.

Door off bedroom 1 to:

EN-SUITE BATHROOM
Being fully tiled, comprising ' P ' shaped panelled bath with mixer tap, built in shower with rainfall style shower head, separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, heated hand towel rail, tiled flooring, extractor fan, spotlighting.

Door off inner hallway to:

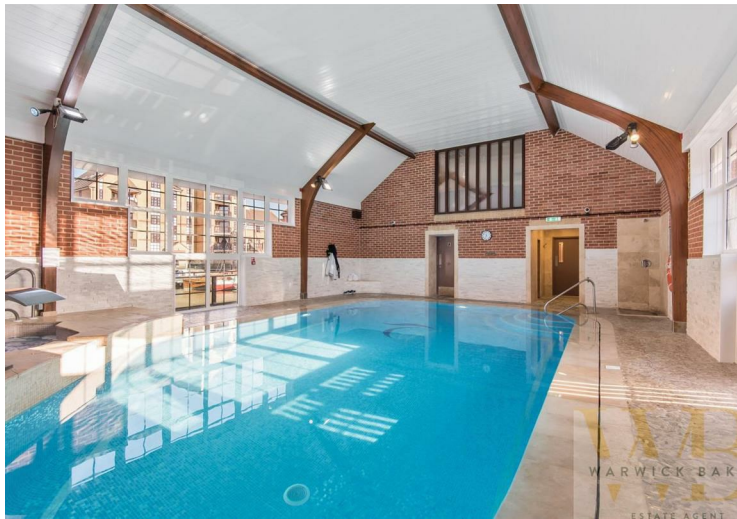
BEDROOM 2
11'10" x 10'5" (3.62 x 3.18)
Part sloping ceiling with ' VELUX ' window to the side having a westerly aspect, having a built in blind, built in sliding double mirrored door wardrobe with hanging and shelving space.

GARAGE
With up and over door, parking space to the front.

OUTGOINGS
MAINTENANCE:- £1466 EVERY SIX MONTHS

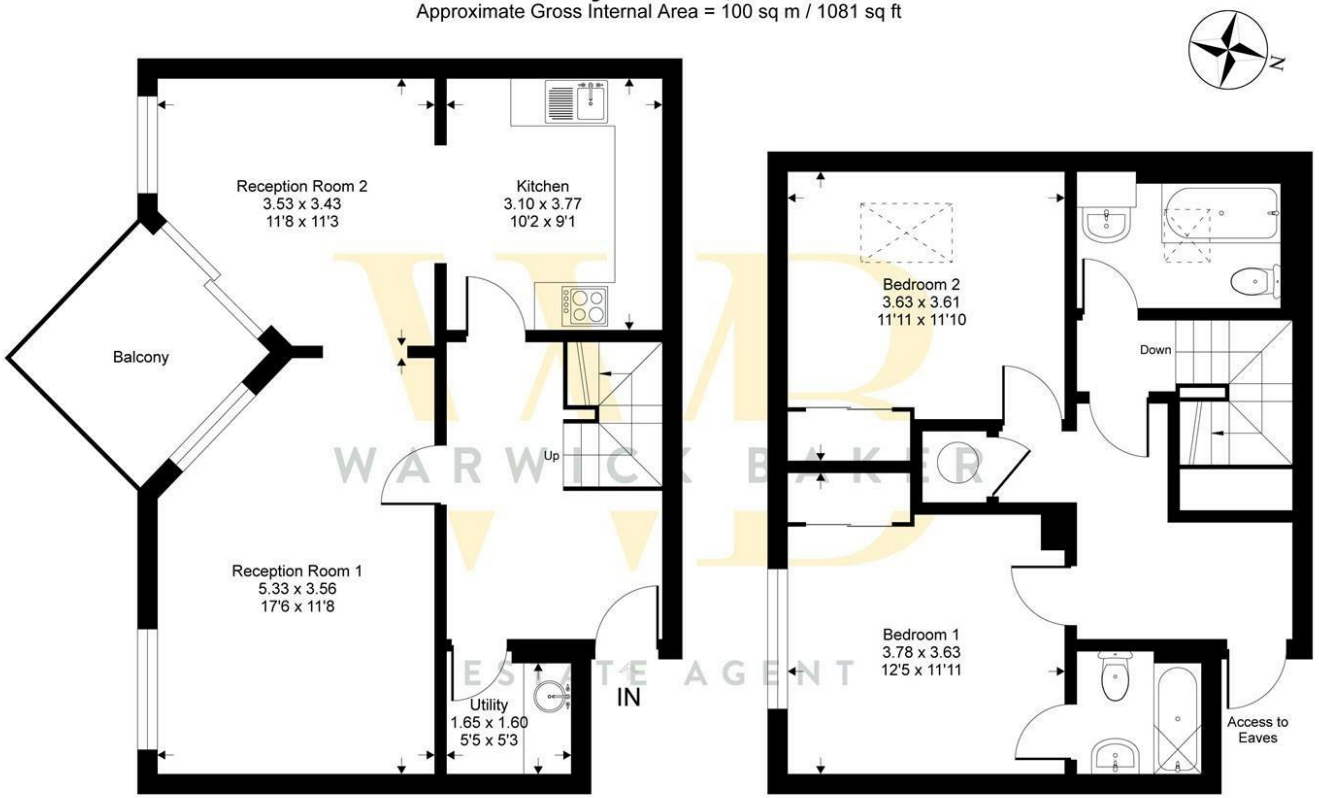
GROUND RENT:- £200 PER ANNUM

LEASE:- 125 YEARS FROM 05/09/1991



St Mary's Place, BN43

Approximate Gross Internal Area = 100 sq m / 1081 sq ft



Third Floor **Fourth Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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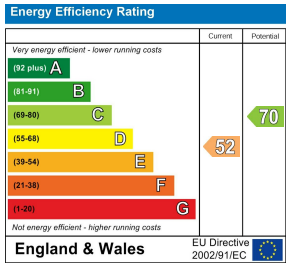

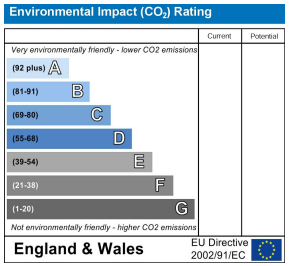

Disclaimer

* 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