

# COMING SOON

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## Emerald Quay, Shoreham-By-Sea

- Modern three-bedroom, second-floor duplex apartment
- Two bathrooms
- Balcony with river views
- Finished to a modern standard throughout
- Master bedroom plus two additional bedrooms
- Spacious lounge and fitted kitchen
- EPC energy rating D (68)

Robert Luff & Co are pleased to offer this modern three-bedroom, second-floor duplex apartment located at Emerald Quay. The property comprises a master bedroom, two further bedrooms, and two bathrooms.

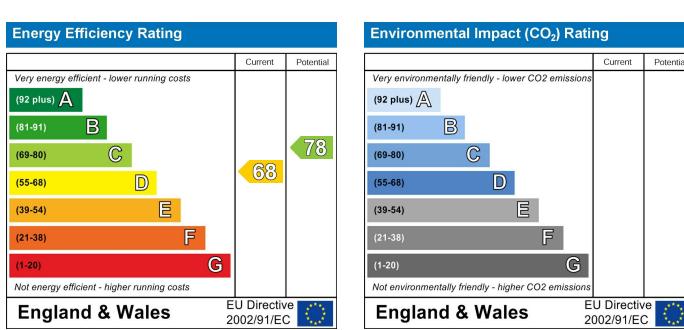
The apartment features a lounge, fitted kitchen, and a balcony with river views. Finished to a modern standard throughout, the property is offered unfurnished. Use of on-site leisure facilities including gym and swimming pool, is included within the rent, along with access to a kayak launch.

Situated in Shoreham-by-Sea, the property is conveniently located for local amenities, riverside walks, and transport links.

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## Accommodation

## Floorplan



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.