



South Point Emerald Quay, Shoreham-By-Sea, West Sussex, BN43 5JL

£895

A rarely available ground floor two bed flat forming part of the superb Emerald Quay development which has a leisure complex for residents including a swimming pool, jacuzzi, sauna, gym and a laundry room with washing machines and tumble dryers. The flat has double glazing and is available from 23rd June 2016

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Entrance Hall

Entry phone, Night Storage Heater, Airing Cupboard, Hot Water Tank

Lounge

14'8" x 10'3" (4.47m x 3.12m)

Night Storage Heater, Double Glazed Window

Kitchen

10'1" x 7'8" (3.07m x 2.34m)

Double Glazed Window, Range of Wall and Base Units, Stainless Steel Sink Unit, Mixer Tap, Electric Panel Heater, Vinyl Flooring, Built In Oven and Brand New Hob, Filter, Plumbing for Washing Machine.

Bedroom 1

12'9" x 10'2" (3.89m x 3.10m)

Night Storage Heater, Double Glazed Window, Walk In Wardrobe 69" x 32"

Bedroom 2

10'2" x 7'7" (3.10m x 2.31m)

Electric Panel Heater, Double Glazed Window

Bathroom

White Suite of Curved Bath with Shower Mixer and Screen, W.C., Pedestal Wash Hand Basin, Part Tiled Walls, Extractor, Vinyl Flooring

Residents Leisure Complex


Indoor Swimming Pool, Jacuzzi, Sauna, Ladies and Gents Changing Rooms, Gymnasium, Laundry Room with Washing Machine and Tumble Dryer all for Residents Use.

Reserved Parking Space For No 4

Further Visitors Parking Bays





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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