



JAMES & JAMES
ESTATE AND LETTING AGENTS

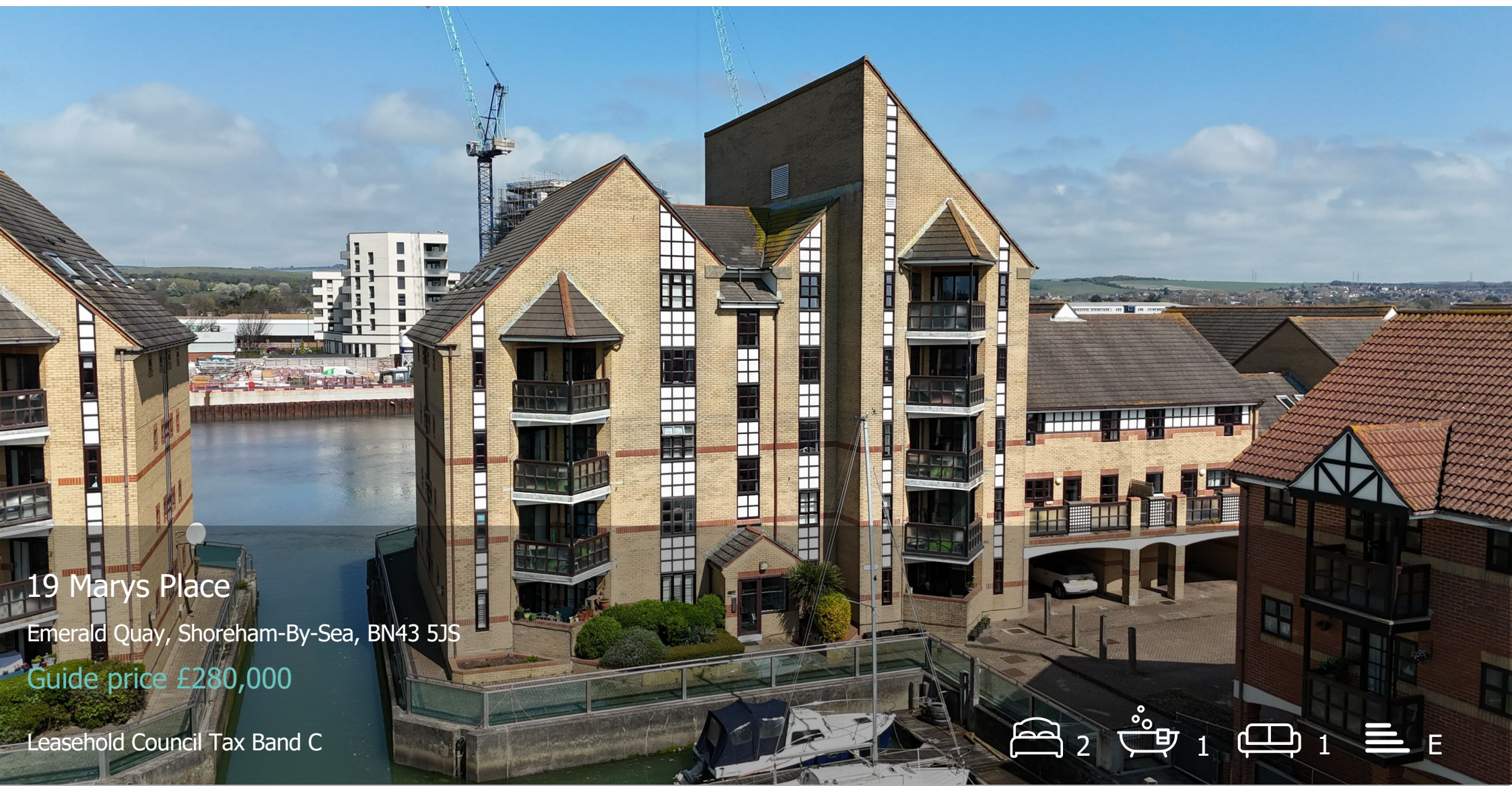
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



19 Marys Place

Emerald Quay, Shoreham-By-Sea, BN43 5JS

Guide price £280,000

Leasehold Council Tax Band C



We are delighted to bring to market this well-presented two-bedroom ground floor apartment, ideally positioned on the highly sought-after Emerald Quay development at Shoreham Beach.

This beautifully maintained home offers quay-side views and exclusive access to superb on-site facilities, including a private indoor swimming pool and residents' gym.

The internal layout is thoughtfully designed and comprises a bright and spacious open-plan lounge/kitchen/diner, perfect for modern living and entertaining, with patio doors opening onto the terrace.

There are two generously sized double bedrooms, each offering ample space for storage, and a well-appointed contemporary bathroom.

Externally, the apartment benefits from a south-facing balcony/terrace, ideal for morning coffee or evening relaxation, enjoying direct sunlight and views across the quay. A garage and an allocated parking space provide convenient and secure off-street parking.

Further benefits include exclusive use of the residents' leisure facilities, a prime location within one of Shoreham Beach's premier developments, and close proximity to local shops, cafes, and the beach. Shoreham town centre and railway station are also within easy reach, making this an ideal spot for commuters.

In our opinion, internal viewing is essential to fully appreciate the excellent condition and idyllic location of this rare-to-market property.

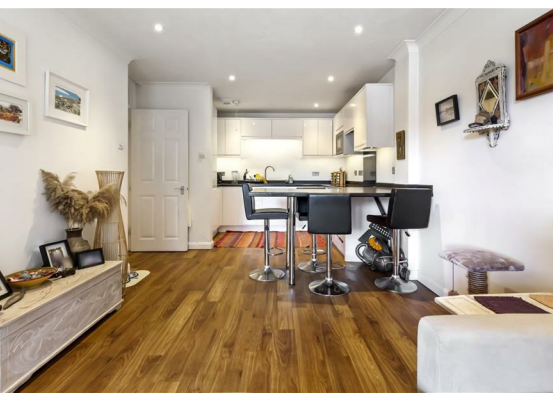
It presents an exceptional opportunity for downsizers, first-time buyers, or investors alike.

Lease years remaining - 287

Security Entry

Communal Entrance

Entrance Hall





Lounge/Kitchen
27'9" x 10'1" (8.46m x 3.07m)

Bedroom One
15'4" x 10'1" (4.67m x 3.07m)

Bedroom Two
11'3" x 7'5" (3.43m x 2.26m)

Bathroom



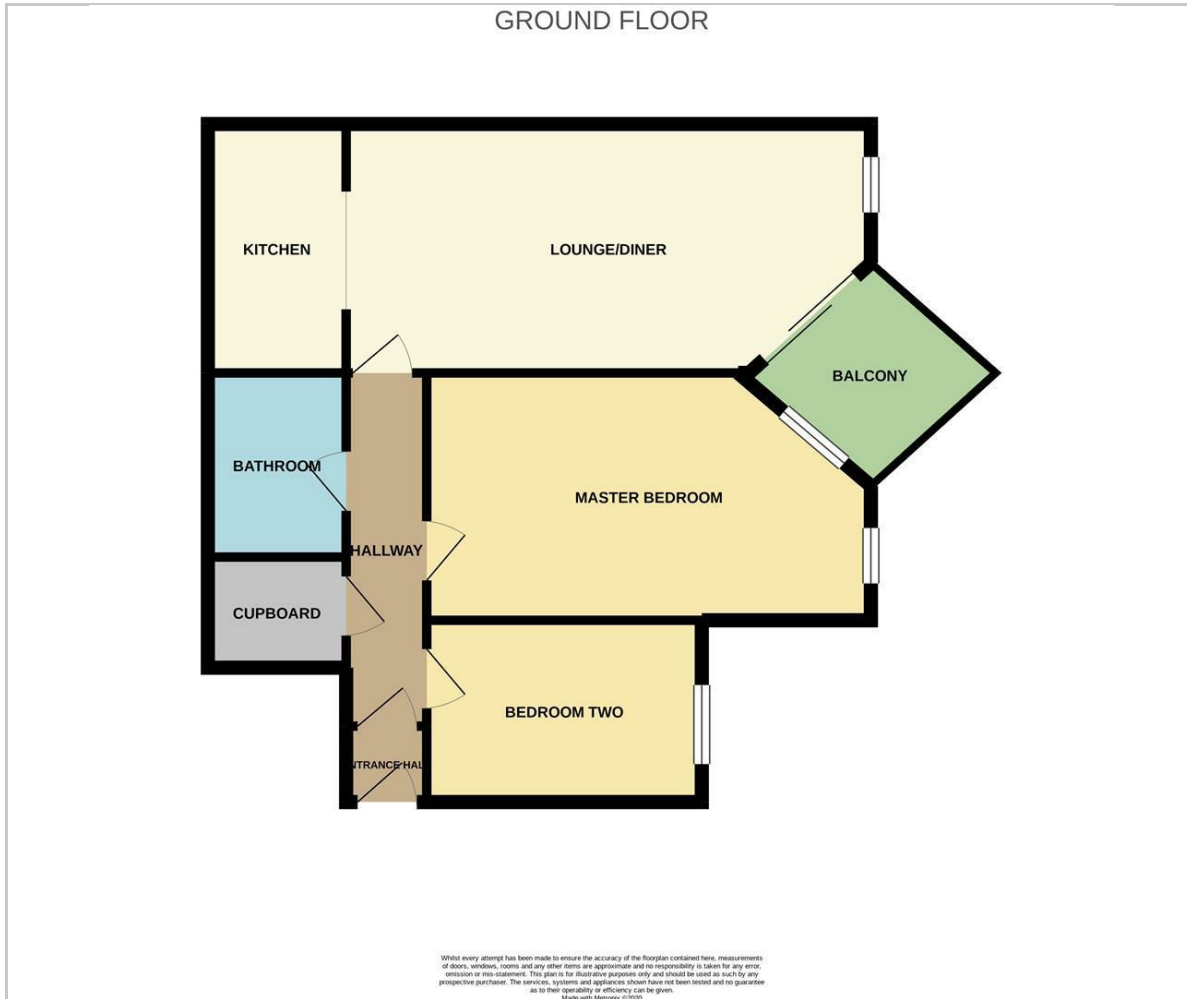
South Facing Balcony/Terrace

Parking Space

Garage



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

