



Offers Over  
£200,000  
Leasehold

## Emerald Quay, Shoreham-By-Sea

- Two Bedroom First Floor Apartment
- Shoreham Beach Location
- En-Suite Shower Room & Separate Bathroom
- Access To Communal Swimming Pool
- Opportunity To Refurbish
- Allocated Parking Space
- Ideal First Time Buy Or Buy To Let Property
- Two Double Bedrooms
- No On Going Chain
- Council Tax Band - C

Welcome to this charming flat located in the sought-after area of Emerald Quay, Shoreham-By-Sea. This purpose-built property boasts a cosy reception room, perfect for relaxing after a long day. With two bright and airy bedrooms, including one with an ensuite shower room, this flat offers comfort and convenience.

One of the standout features of this property is the allocated parking space, ensuring you never have to worry about finding a spot after a busy day out. Situated in the ideal location on Shoreham Beach, you can enjoy leisurely strolls along the coast and take in the stunning sea views.

This flat presents a fantastic opportunity for those looking to put their own stamp on a property, with the chance to refurbish throughout according to your taste and style. With no ongoing chain, the process of making this flat your own is made even smoother.

Don't miss out on the chance to own this delightful flat in a prime location with great potential. Contact us today to arrange a viewing and start envisioning the possibilities this property holds for you.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Front Door

leading to:

### Stairs To First Floor

### Front Door

leading to

### Entrance hall

doors to:

### Lounge 13'5" x 10'5" (4.11 x 3.20)

Carpet, double glazed window, electric storage heater

### Bedroom One 11'5" x 9'5" (3.50 x 2.88)

Carpet, double glazed window, electric storage heater, door to:

### En-suite Shower Room

Vinyl flooring, walk in shower cubicle, wash hand basin, low level flush w/c

### Bedroom Two 8'8" x 9'0" (2.65 x 2.76)

Carpet, double glazed window, electric storage heater

### Kitchen 9'5" x 7'5" (2.89 x 2.28)

Vinyl flooring, double glazed window, range of eye and base level cupboards with work surface, stainless steel sink drainer, space for utilities

### Bathroom 2.14 x 1.85 (0.61m.4.27m x 0.30m.25.91m)

Vinyl flooring, low level flush w/c, wash hand basin, panelled bath with shower over, part tiled walls

### Outside

### Allocated Parking

### Communal Swimming Pool & Gym

### Agent Notes

We have been informed by the seller that the property holds 90 years remaining on the lease, that the maintenance contribution is £2200 PA and the ground rent is £200 PA

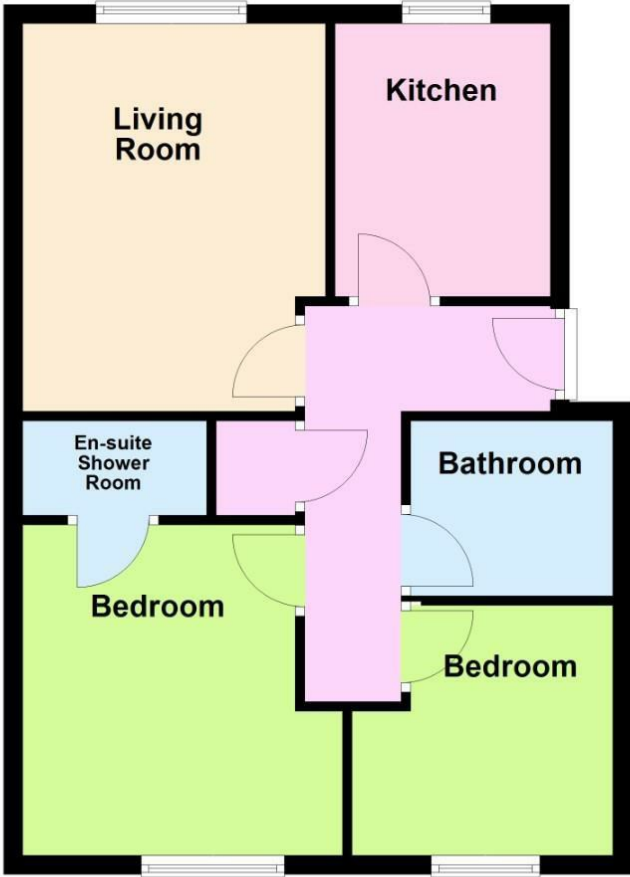


3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk

**Floor Plan**  
Approx. 52.2 sq. metres (562.0 sq. feet)



Total area: approx. 52.2 sq. metres (562.0 sq. feet)

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

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.