

Hyman  
Estate & Letting



Hill  
Agent



3 West Point, Emerald Quay, Shoreham Beach, BN43 5JY



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Offers in excess £300,000

“ A delightful THREE BEDROOM ground floor flat with en suite to master and patio seating area ”

Hyman Hill is delighted to offer for sale this very well presented THREE BEDROOM ground floor flat located within the highly popular Emerald Quay development.

The property benefits from a good-sized lounge dining room opening onto the refitted kitchen. There are three good sized bedrooms with one having an en suite shower room plus there is a very well-presented family bathroom. In addition, there is a patio seating area located off the lounge and an allocated parking space.

Emerald Quay boasts access to a private heated swimming pool, jacuzzi, sauna and gym plus a social bar overlooking the quay.

This property is in beautiful condition throughout and viewings are highly recommended.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Ground floor flat
  - Three bedrooms
  - Bathroom plus en suite to master
  - Refitted kitchen
  - Patio seating area
  - Allocated parking
  - Access to Swimming pool, gym and social bar
  - Viewing is a must

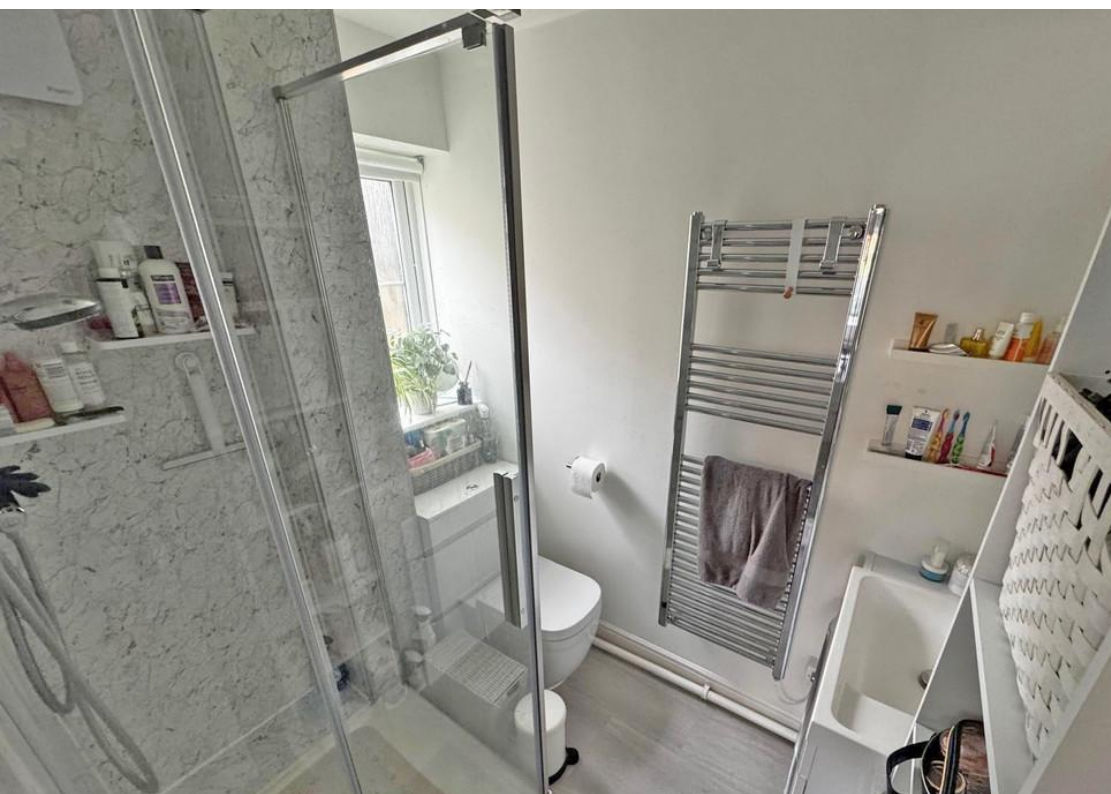




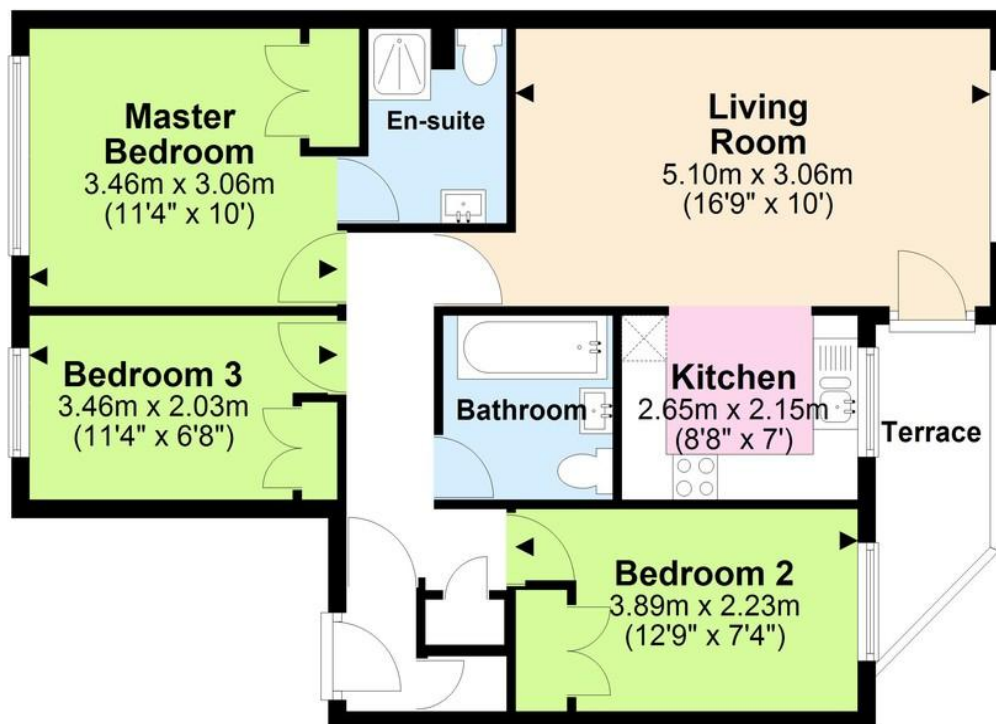








## Ground Floor



Total area: approx. 66.2 sq. metres (712.4 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale.

Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** C - £2,151.33 per annum (2026/2026)

**Tenure:** Share of freehold

**Local Authority:** Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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