



St Nicholas Place | Emerald Quay | Shoreham by Sea | BN43 5JR

Guide Price **£270,000**





We are delighted to offer for sale this spacious second floor two double bedroom apartment situated in this popular Emerald Quay development with exclusive benefit of amenities including gym, swimming pool and sauna..



Key Features

- Two Double Bedrooms
- Allocated Parking Space
- Open Plan Kitchen/Dining Room
- Balcony With Views Over Yacht Basin
- Modern Fitted Family Bathroom
- South Facing Lounge
- Main Bedroom With Views Over River Adur
- Popular Shoreham Beach Development



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Security entryphone system, stairs leading to:-

SECOND FLOOR

Private front door into:-

ENTRANCE HALL Comprising door entryphone system, wall mounted heater, cupboard housing hot water cylinder and having slatted shelving, hatch to loft space.

SOUTH ASPECT LOUNGE Comprising wall mounted heater, opening through to Kitchen, two pvcu double glazed windows, pvcu double glazed door out onto:-

SOUTH ASPECT BALCONY Comprising obscured glass balustrade and benefitting from views towards the Yacht basin.

KITCHEN Comprising square edge solid wood work surface with cupboards and drawers below, matching eye level cupboards, inset stainless steel sink unit, inset electric hob with oven below and extractor fan over, space and plumbing for washing machine, space for freestanding fridge/freezer, part tiled walls.

BEDROOM 1 North aspect. Comprising wall mounted heater, pvcu double glazed window with views towards the River Adur, fitted wardrobe with sliding doors having hanging rails and shelving.

BEDROOM 2 South aspect. Comprising wall mounted heater, pvcu double glazed window.

SHOWER ROOM Comprising walk in shower cubicle with integrated shower and additional shower attachment, low flush wc with hidden cistern set into vanity unit with hand wash basin and storage, chrome ladder style heated towel rail, extractor fan.

EXTERNAL

ALLOCATED PARKING SPACE

RESIDENTS LEISURE FACILITIES Include gym, swimming pool and sauna.

TENURE

Leasehold

LEASE: 325 years from 1 January 1988 - Approximately 289 years remaining

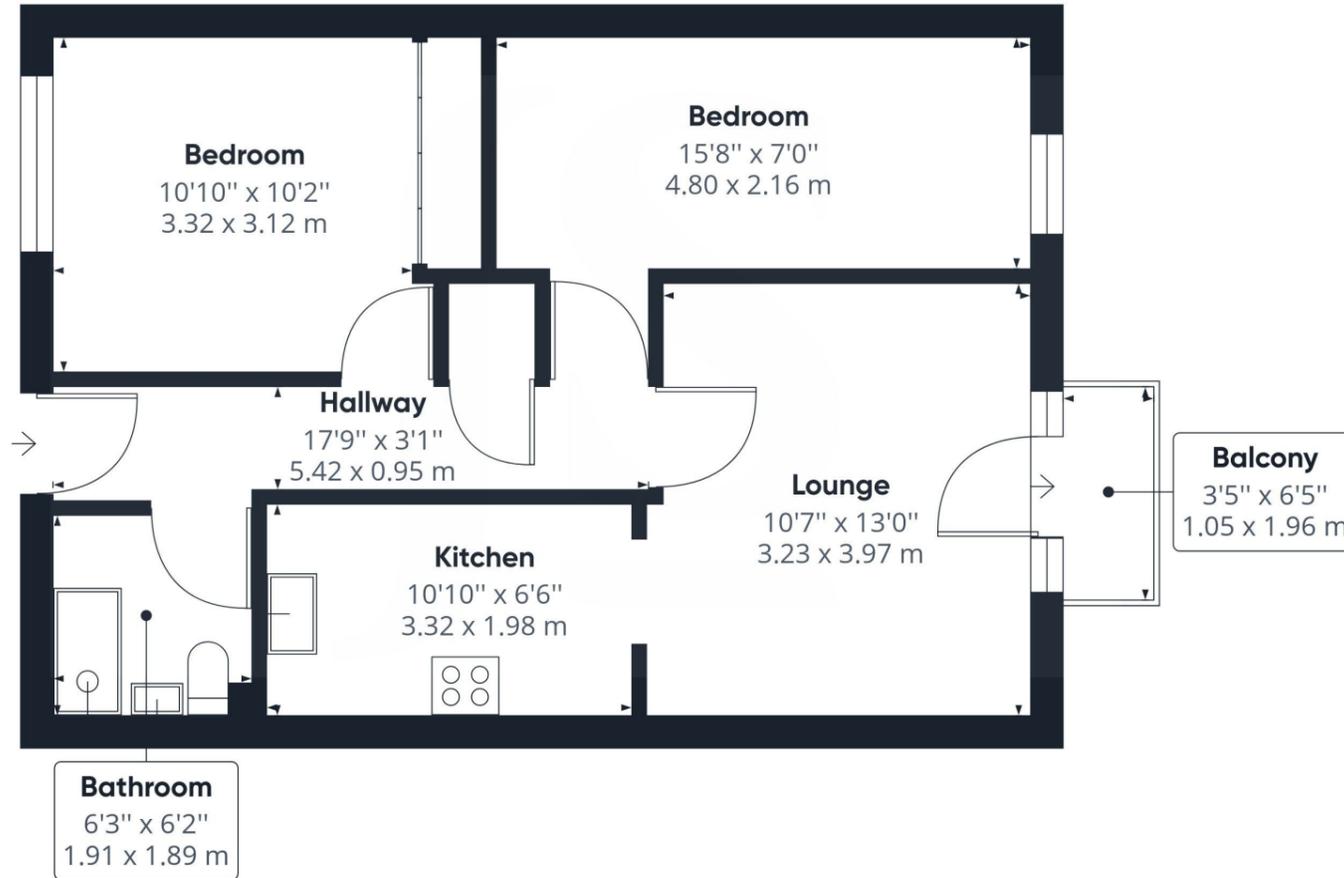
MAINTENANCE: Approximately £2500 per annum

GROUND RENT: £100 per annum

LOCATION

Located in the Popular Emerald Quay Development being within close proximity to the River Adur and local shops in Ferry Road, access to the beach is also within half-a-mile. There is a footbridge over the River Adur to Shoreham centre with its comprehensive shopping facilities, library, health centre and mainline railway station.





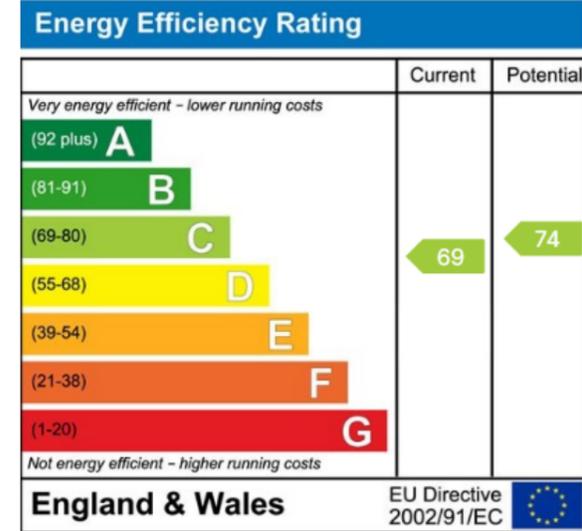
Approximate total area⁽¹⁾

578.69 ft²
53.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 581 sqft)

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.