



King Charles Place, Emerald Quay | Shoreham by Sea | BN43 5JH

£375,000





We are delighted to offer for sale this well presented and spacious four bedroom, three bathroom maisonette top floor apartment situated in popular Emerald Quay development.



Key Features

- Top Floor Maisonette
- Four Bedrooms
- Underfloor Heating in Lounge/Dining Room/Kitchen
- Allocated Parking
- Dual Aspect Lounge/Dining Room/Kitchen
- Three Bathrooms
- Main Bedroom with Ensuite
- Popular Shoreham Beach Location
- Use Of Residents Swimming Pool, Gym, Sauna and Bar



4 Bedrooms



3 Bathrooms



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs leading to:-

SECOND FLOOR Private front door into:-

ENTRANCE HALL Comprising single light fitting, recessed lighting, carpeted flooring, radiator, wall mounted electric fuse box, ceiling mounted smoke detector, wall mounted telephone entry system, door to large under stairs cupboard with shelving, stairs up to living area, door through to:-

MAIN BEDROOM WITH ENSUITE North aspect with pleasant views towards downs and Emerald Quay harbour, comprising pvcu double glazed windows, wall mounted electric radiator, carpeted flooring, recessed lighting, ceiling mounted smoke detector, mirrored sliding door to:-

ENSUITE SHOWER ROOM Comprising part tiled walls, hand wash basin with mixer tap, step in shower cubicle with integrated shower attachment over, recessed led lighting, wall mounted shaving point, tiled flooring.

BEDROOM TWO South aspect, comprising pvcu double glazed window, carpeted flooring, wall mounted electric radiator, single light fitting, ceiling mounted smoke detector, door through to under stairs storage cupboard, door through to:-

JACK AND JILL BATHROOM Comprising heated towel rail, low flush w/c, hand wash basin, step in shower cubicle with Triton shower attachment over, recessed lighting and single light fitting.

BEDROOM THREE North aspect pleasant views towards downs and Emerald Quay harbour, comprising pvcu double glazed window, carpeted flooring, wall mounted electric radiator, single light fitting, ceiling mounted smoke detector

BEDROOM FOUR South aspect, comprising pvcu double glazed window, carpeted flooring, wall mounted electric radiator, recessed lighting, ceiling mounted smoke detector

SPACIOUS BATHROOM Comprising panel enclosed bath with integrated shower attachment over, low flush w/c, heated towel rail, hand wash basin with vanity unit below, single light fitting, extractor fan, vinyl flooring, part tiled walls.

Stairs up to:- DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

Aspect South and North benefitting from pleasant views over sea, river Adur and Downs and over Emerald Quay harbour, comprising four pvcu double glazed velux windows, roll edge laminate work surfaces with cupboards below, inset single drainer sink unit with mixer tap, space and provision for fridge/freezer, inset four ring electric hob with oven below and extractor fan over, matching integrated washing machine, integrated dishwasher, tiled splash backs, underfloor heating, ceiling mounted heat and smoke detector, three light fittings, door to large storage cupboard housing wall mounted boiler and hot water cylinder, wall mounted heating control panels, carpeted flooring, wall mounted telephone entry system.

EXTERNAL

ALLOCATED PARKING SPACE

RESIDENTS LESUIRE FACILITIES Include gym, swimming pool and sauna.

TENURE

Leasehold

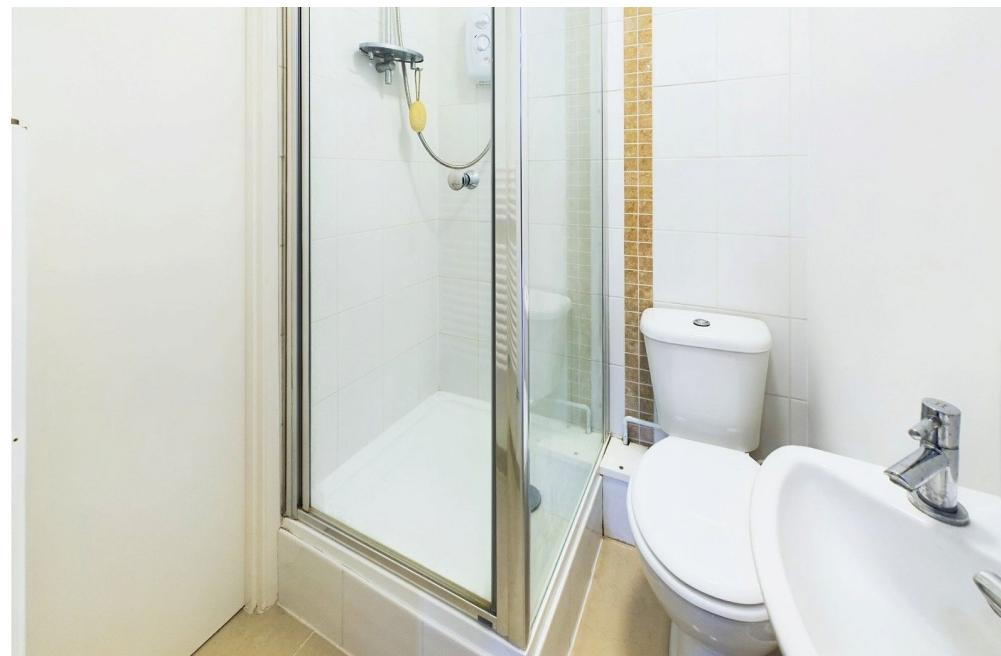
LEASE: 325 years from 1 January 1988 - Approximately 289 years remaining

MAINTENANCE: Approximately £2014 per annum

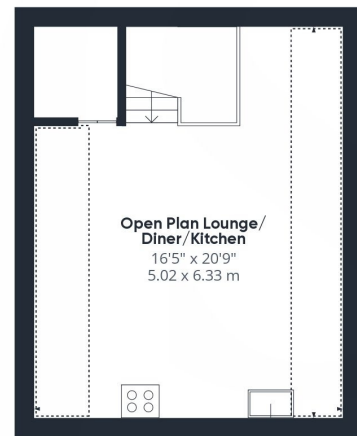
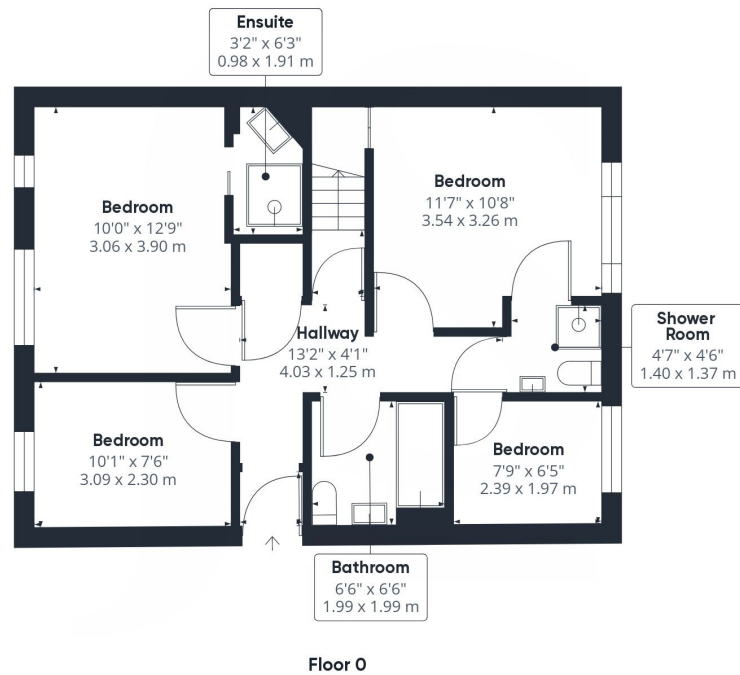
GROUND RENT: £100 per annum

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.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area⁽¹⁾

873.24 ft²
81.13 m²

Reduced headroom

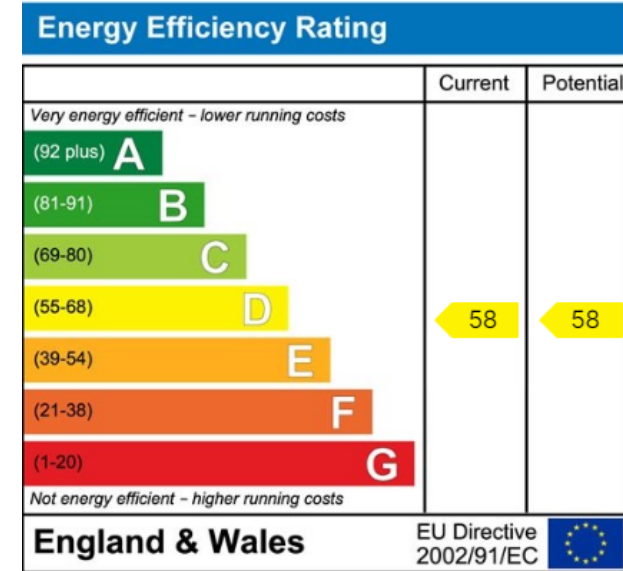
99.36 ft²
9.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: 936 sqft)

Tenure: Leasehold

Council tax band: D

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.