



**hamlyn
smith.**


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

£265,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Hamlyn Smith are proud to present this well proportioned, two double bedroom, first floor apartment in the popular Emerald Quay development on Shoreham Beach.

- Two bedroom apartment
- Riverside location
- Balcony
- Allocated parking
- Long lease
- No onward chain







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📍 50 Goldstone Villas, Hove, BN3 3RS

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Location

Having been recently refurbished and being sold with no onward chain, this property would make a perfect first home, buy-to-let investment or lock up and leave. The apartment itself is located on the first floor and entered via a secure and well kept commonway. The internal accommodation comprises; bright, South facing living room with private balcony, modern kitchen with shaker style cupboards and metro tile splashback. Master bedroom with river views and second double bedroom. A fully tiled modern white bathroom suite with shower over bath.

Located in the Popular Emerald Quay Development, Emerald Quay residents have a delightful seaside home with exclusive use of the refurbished Swimming Pool, Sauna, Jacuzzi and Gym complex on site.

The beach is just 3 minutes walk away; Shoreham Beach School is 2 minutes away, Beach Road Café and shops are just 4 minutes, and the centre of Shoreham is just across the bridge, with its comprehensive shopping facilities, library, health centre and mainline railway station. There is a regular bus service directly outside the complex.

There is a yacht basin and slipway, which gives boats access to Shoreham Harbour and hence to Brighton and Littlehampton. An 8-metre berth is also available if required, by negotiation.

Flat 5, St. Nicholas Place, Shoreham-By-Sea

Approximate Gross Internal Area = 56.2 sq m / 605 sq ft

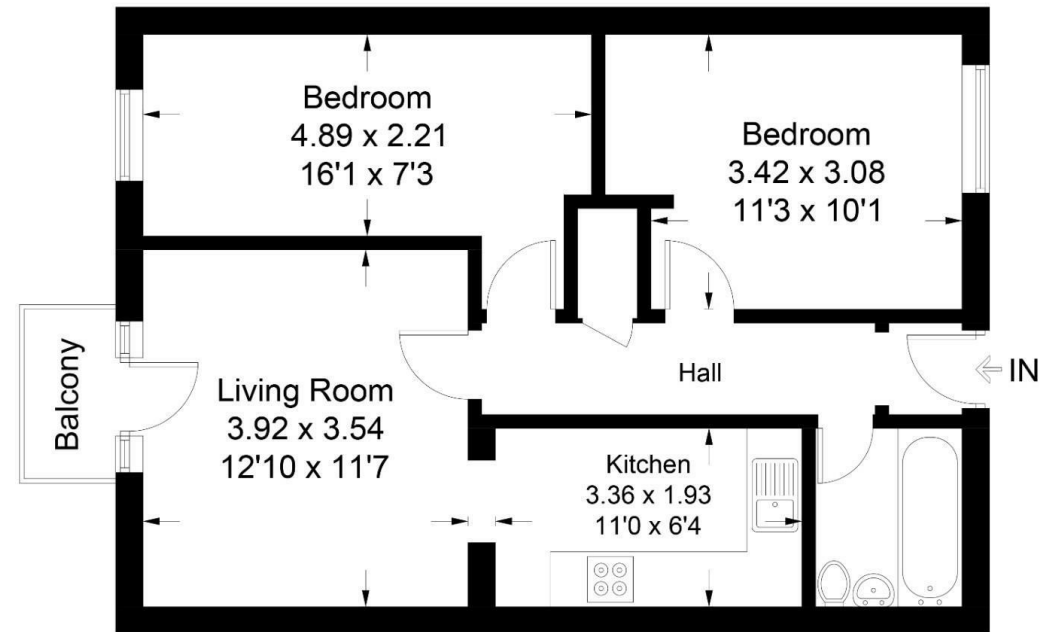


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