



Berth 5 Emerald Quay | | Shoreham-By-Sea | BN43 5JP



ESTATE AGENT



## Berth 5 Emerald Quay | | Shoreham-By-Sea | BN43 5JP

£14,500

\*\*\* £14,500 \*\*\*

BERTH 5, EMERALD QUAY. 8M MOORING.

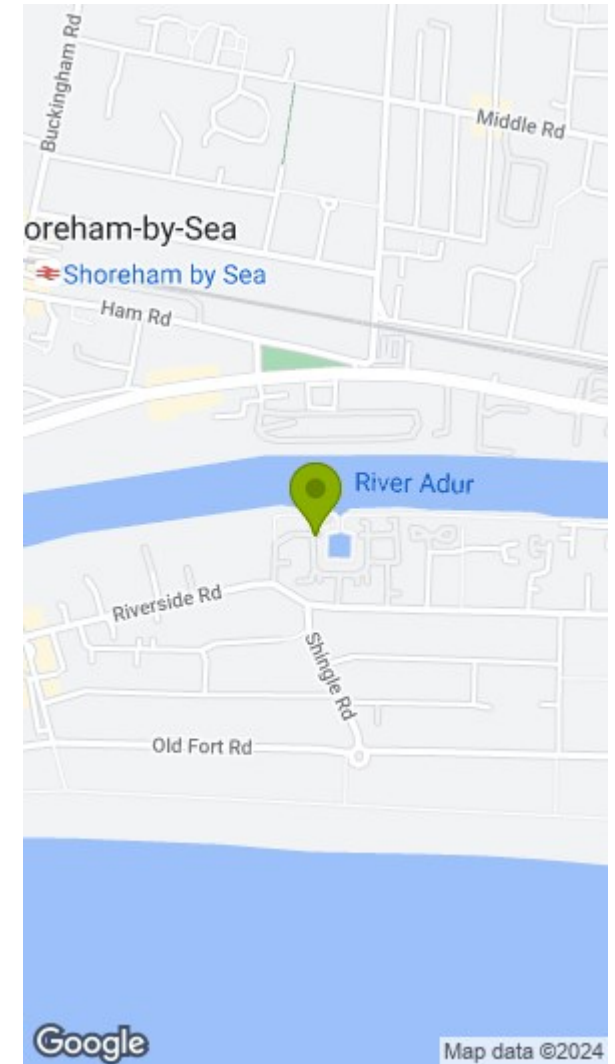
Emerald Quay Marina – Berth information

Electrical connection: There are 3 shared sockets on each main pontoon.

Water supply: There is a locked box containing a tap for the sole use of the berth holders.

Berth Holders pay 1/20th of any maintenance costings. In 2024 continued maintenance and dredging will be CIRCA £1,250 .. for this year .. then ..  
From then on Adur Property Management, the managing agents for the Moorings at Emerald Quay suggested they are looking at a fee of £100pcm / £1,000 per annum for the upkeep and maintenance. So from 2025, once the major dredging has been completed they estimate to manage the Basin properly this will cost each berth holder CIRCA £1,000 per annum.





**Disclaimer**

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

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