



5 Marys Place Emerald Quay | | Shoreham-By-Sea | BN43 5JS





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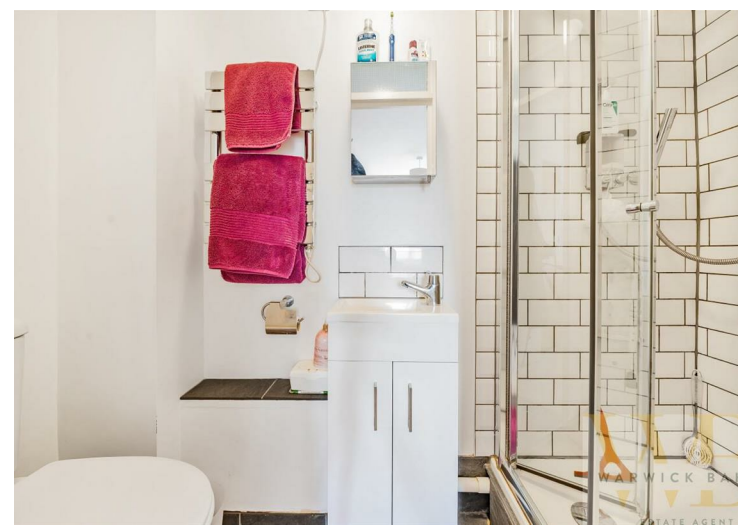
£279,999

*** £279,999 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED AND MODERN FIRST FLOOR APRTMENT IN EMERALD QUAY ON THE RIVER ADUR IN SHOREHAM BEACH.

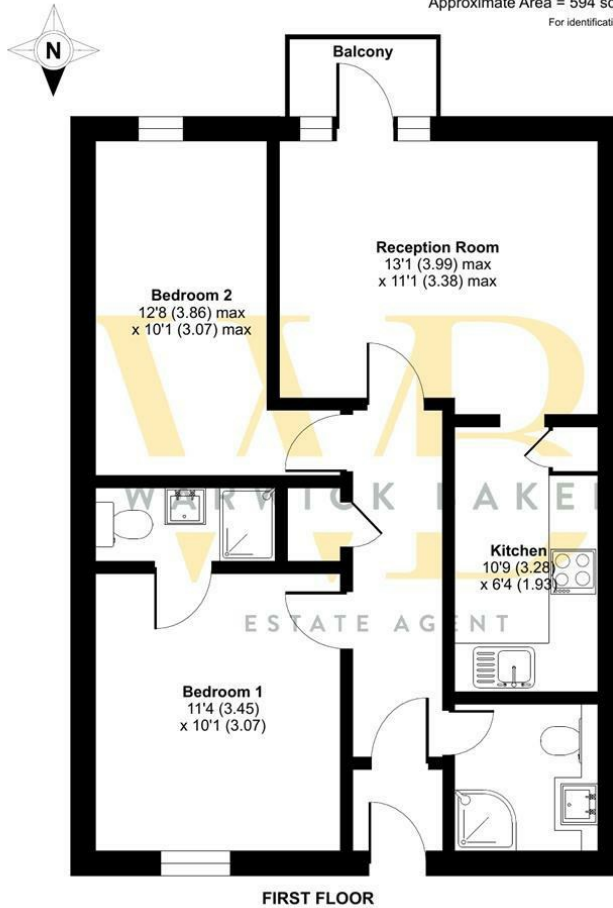
THE PROPRTY BOASTS TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE AND RIVER VIEWS, AN OPEN PLAN LIVING / DINING ROOM WITH ACCESS OUT ONTO A SOUTH FACING BALCOONY, MODERN KITCHEN WITH FITTED APPLIANCES AND A MODERN REFITTED BATHROOM.

- STUNNING RIVER FRONT APARTMENT
- WALKING DISTANCE TO TOWN CENTRE & BEACH
- 2 DOUBLE BEDROOMS, MASTER WITH EN-SUITE
- SOUTHERLY ASPECT OPEN PLAN LIVING DINING ROOM
- MODERN REFITTED KITCHEN
- SOUTH FACING BALCONY WITH VIEWS OF THE BASIN
- MODERN REFITTED BATHROOM & EN-SUITE
- ALLOCATED PARKING SPACE
- CALL NOW TO VIEW
- 01273 461144

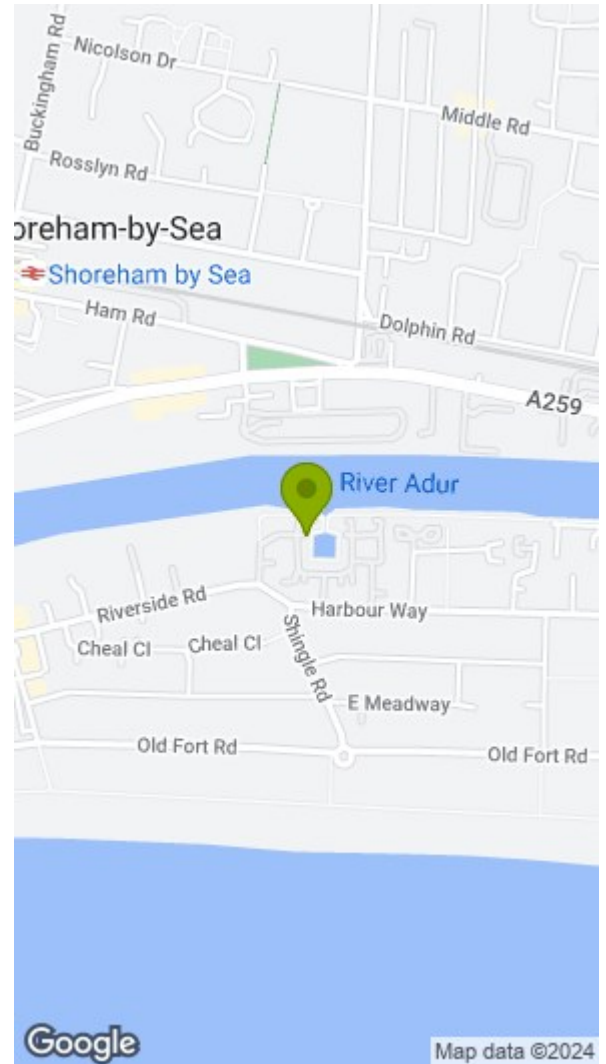


Marys Place, Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 594 sq ft / 55.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1120122



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 ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(54-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(54-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	