



11, St Nicholas Place Emerald Quay | | Shoreham | BN43 5JR

**WB**  
WARWICK BAKER  
ESTATE AGENT





## 11, St Nicholas Place Emerald Quay | | Shoreham | BN43 5JR

£259,950

\*\*\* £259,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS APARTMENT IN EMERALD QUAY ON SHOREHAM BEACH, CLOSE TO THE FOOTBRIDGE.

THIS RARELY AVAILABLE APARTMENT BENEFITS FROM A PRIVATE STREET ENTRANCE, A MODERN KITCHEN, SOUTHERLY ASPECT LIVING ROOM, WITH VIEWS OF THE RIVER ADUR AND SOUTH DOWNS FROM BOTH BEDROOMS.

THE PROPERTY BENEFITS FROM TWO DOUBLE BEDROOMS AND A MODERN BATHROOM.

- PRIVATE STREET ENTRANCE
- MODERN KITCHEN
- RESIDENTS GYM AND SWIMMING POOL
- 13' ENTRANCE HALL
- MODERN BATHROOM
- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS
- TWO DOUBLE BEDROOMS
- DIRECT RIVER AND DOWNLAND VIEWS
- SOUTHERLY ASPECT 15' LOUNGE
- ALLOCATED PARKING SPACE



### PRIVATE STREET ENTRANCE

Part frosted double glazed front door leading to:

### ENTRANCE VESTIBULE

High level electric trip switches, door giving access to storage cupboard housing electric meter.

Stairs with handrail up from entrance vestibule to:

### LANDING

Door off landing to:

### ENTRANCE HALL

**13'7" in length (4.16 in length)**

High level security glazed window, access to loft storage space, laminate wood flooring, door giving access to airing cupboard housing hot water cylinder, slatted shelving over.

Door off landing to:

### LOUNGE

**15'0" x 13'6" (4.58 x 4.13)**

Two sets of double glazed windows to the front having a favoured southerly aspect, contemporary style ' HARMONI ' electric heater, laminate wood flooring.

Archway off lounge to:

### KITCHEN

**8'0" x 6'9" (2.46 x 2.06)**

Comprising stainless steel sink unit with mixer tap inset into worktop, storage cupboard under, tray space to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching corner wall unit, matching adjacent worktop with inset ' BELLING ' four ring electric hob, drawer and cupboard under, built in integrated ' BELLING ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting with integrated extractor hood, further adjacent matching worktop with ' BELLING ' electric oven under, tiled splash back, complimented by matching wall units over, display wine rack to the side, built in integrated fridge/freezer to the side, tiled flooring, double glazed windows to the front having a favoured southerly aspect, spotlighting.

Door off entrance hall to:

### BEDROOM 1

**12'3" x 9'10" (3.75 x 3.02 )**

Two sets of double glazed windows to the rear with direct views of The River Adur and The South Downs, ' HARMONI ' contemporary style electric heater, built in double mirrored doored wardrobe with hanging and shelving space, two single doored wardrobes with hanging and

shelving, spotlighting.

Door off entrance hall to:

### BEDROOM 2

**9'10" x 7'11" (3.0 x 2.42)**

Double glazed windows to the rear with direct views of The River Adur and The South Downs, ' HARMONI ' contemporary style electric heater.

Door off entrance hall to:

### BATHROOM

Being fully tiled, comprising panel bath with contemporary style mixer tap, built in shower with rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset enamel wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, mirrored medicine cabinet, tiled flooring, spotlighting, extractor fan.

### ALLOCATED SPARKING SPACE

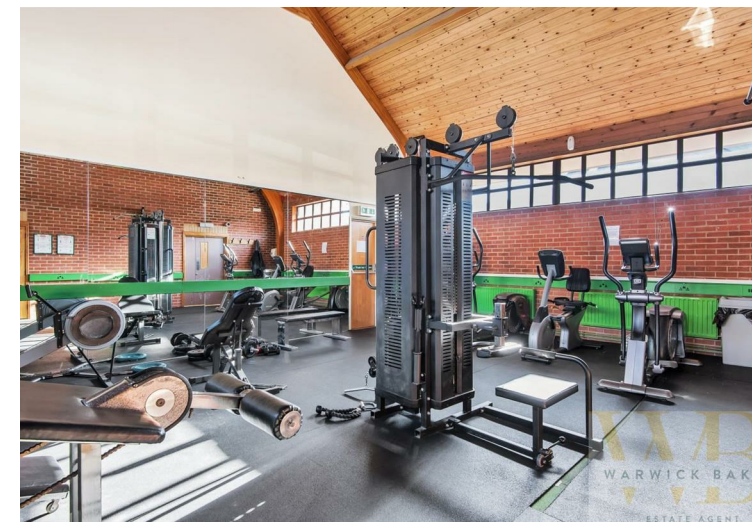
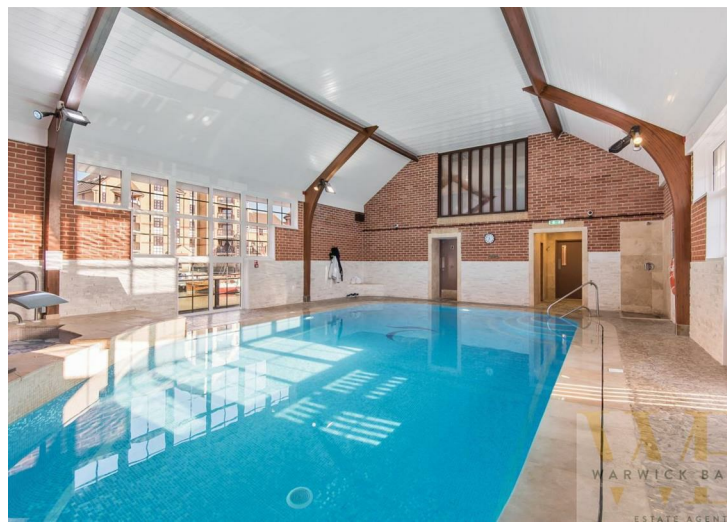
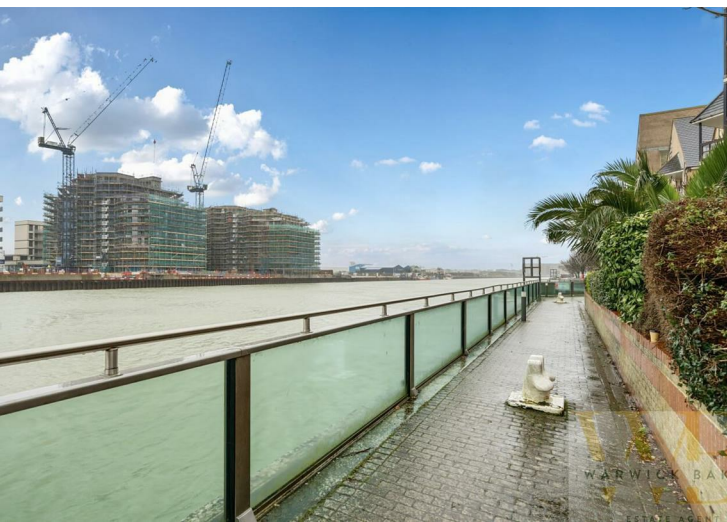
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### OUTGOINGS

MAINTENANCE INCLUDES GROUND RENT:- £1,177.29 EVERY SIX MONTHS

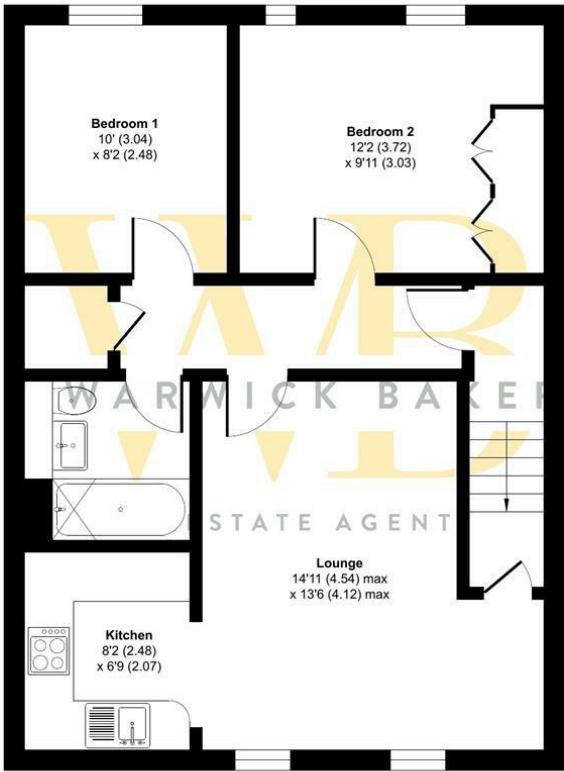
125 years from 1 January 1988

Lease Term Remaining 88 years



St. Nicholas Place, Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 605 sq ft / 56.2 sq m  
For identification only - Not to scale

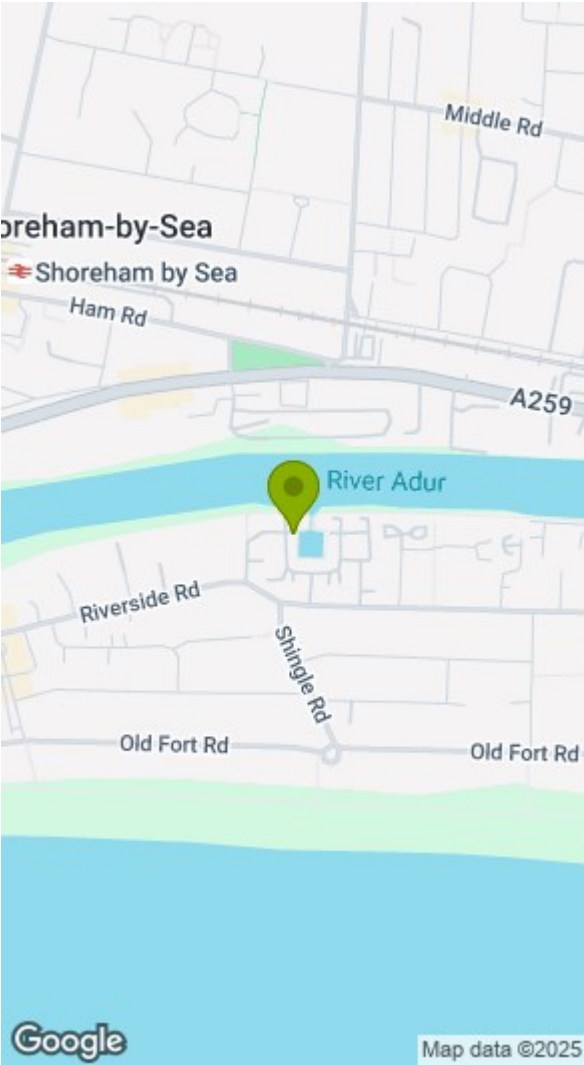


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1253798

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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	