



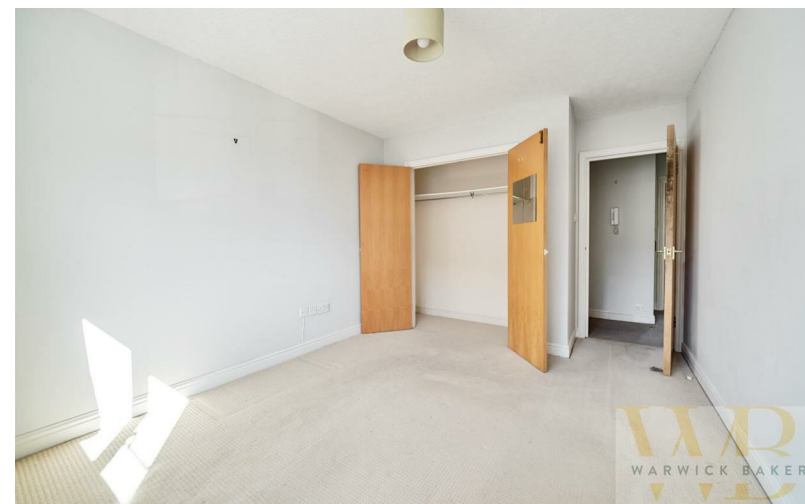
FLAT 5, Sussex Court Emerald Quay | | Shoreham-By-Sea

LDN142 5FW

**WB**  
WARWICK BAKER  
ESTATE AGENT

ESTATE AGENT





## FLAT 5, Sussex Court Emerald Quay | | Shoreham-By-Sea | BN43 5EW

£250,000

\*\*\* OFFERS IN EXCESS OF £250,000 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS FIRST-FLOOR APARTMENT IN EMERALD QUAY WITH STUNNING VIEWS OF THE RIVER.

IN NEED OF UPDATING, THIS PROPERTY BENEFITS FROM A LARGE OPEN-PLAN 15'7 x 13'8 LIVING-DINING ROOM WITH PATIO DOORS OUT ONTO A LARGE BALCONY WITH RIVER VIEWS, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, AND W.C.

OUTSIDE THERE IS PARKING FOR ONE CAR AND VISITORS SPACES. EMERALD QUAY FACILITIES ALSO INCLUDE A GYM, SWIMMING POOL, SAUNA AND SOCIAL CLUB.

PLEASE CALL FOR MORE INFORMATION OR TO VIEW 01273 461144

- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN - VACANT
- PLEASE CALL TO VIEW
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- 01273 461144
- LARGE BALCONY
- FACILITIES INCLUDE, SWIMMING POOL & GYM
- IN NEED OF UPDATING
- OPEN PLAN LIVING / DINING ROOM

## LEASEHOLD - OUTGOINGS

125 years from 1st Jan 1988 - 87 years

GROUND RENT - £200.00 PER ANNUM

MAINTENANCE - £996.40 FOR 6 MONTHS



Sussex Court, Emerald Quay, Shoreham-by-Sea, BN43

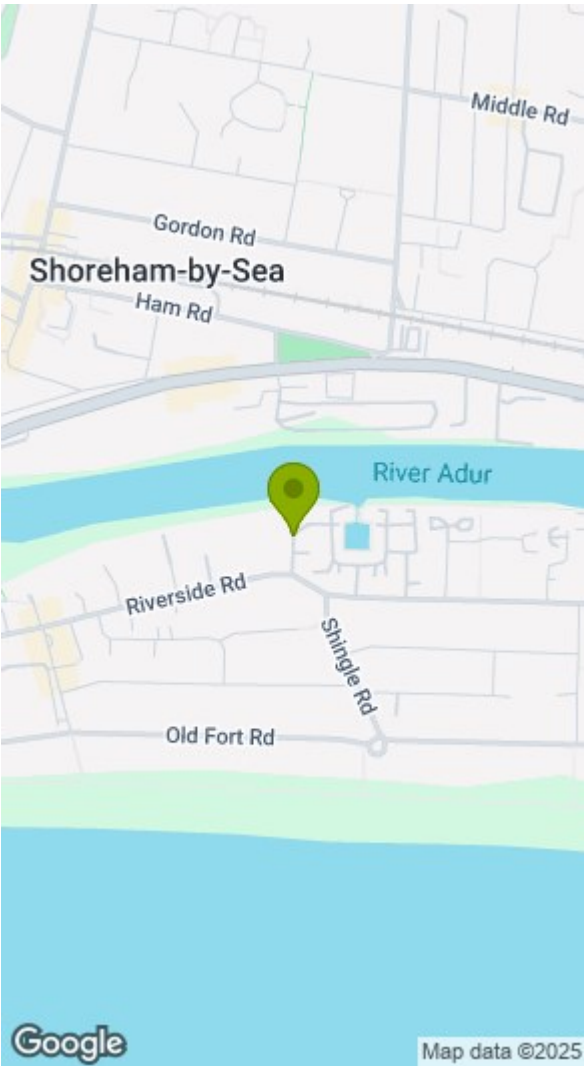
Approximate Area = 640 sq ft / 59.4 sq m  
For identification only - Not to scale



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: 1276750

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		81	(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	