



**St. Nicholas Place Emerald Quay, Shoreham-By-Sea BN43 5JR**

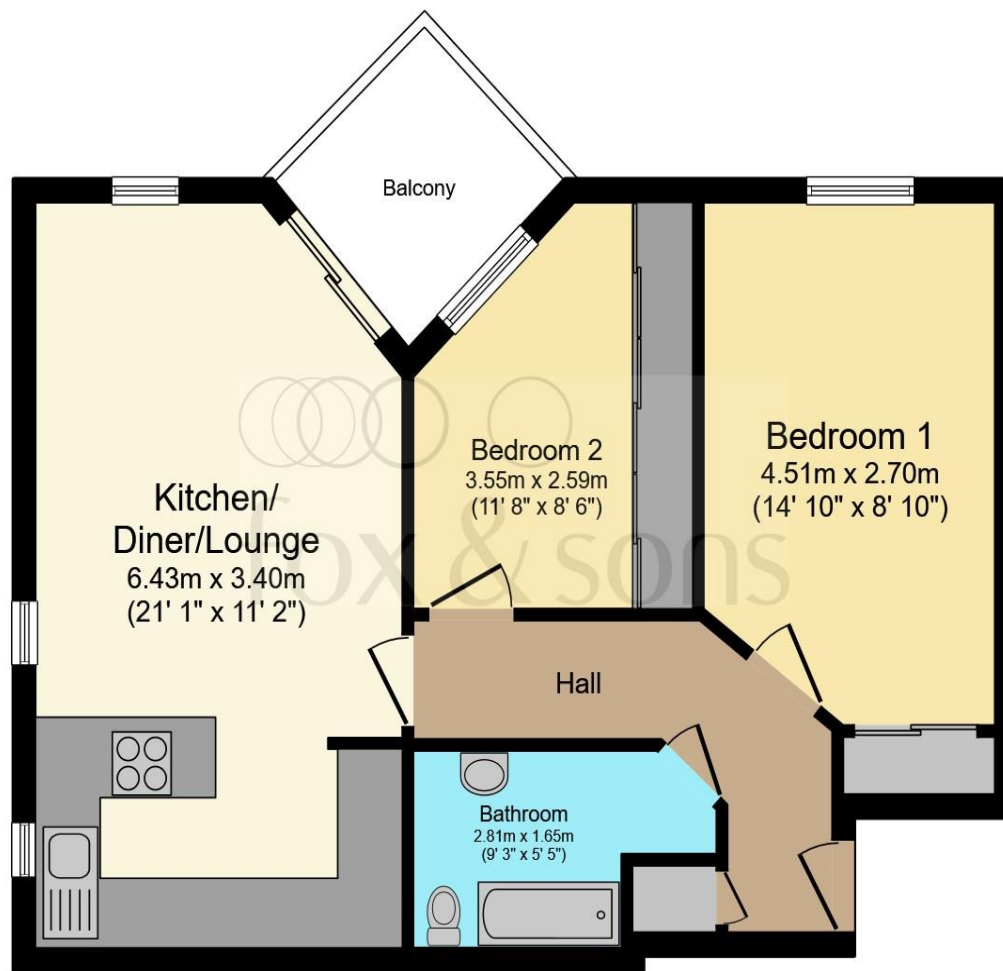


**welcome to**

**St. Nicholas Place Emerald Quay, Shoreham-By-Sea**

A beautifully presented two-bedroom flat on The Quay in Shoreham-by-Sea, featuring a brand new kitchen, modern bathroom, and a private balcony overlooking the boats. Residents enjoy access to a gym, swimming pool, and jacuzzi, plus the convenience of a secure garage and dedicated parking space.





Total floor area 52.6 m<sup>2</sup> (567 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## St. Nicholas Place Emerald Quay, Shoreham-By-Sea

- TWO BEDROOMS
- MODERN BATHROOM
- MODERN OPEN PLAN KITCHEN
- PRIVATE BALCONY
- ACCESS TO GYM & SWIMMING POOL

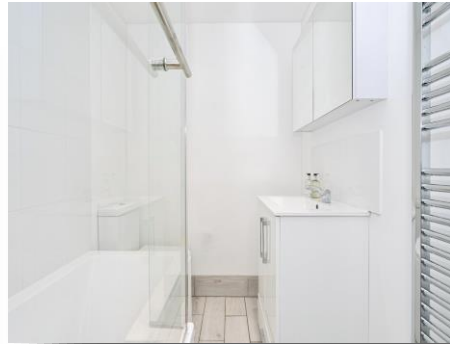
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 2750.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SHM105535](https://fox-and-sons.co.uk/Property/SHM105535)



Property Ref:  
SHM105535 - 0003

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