



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

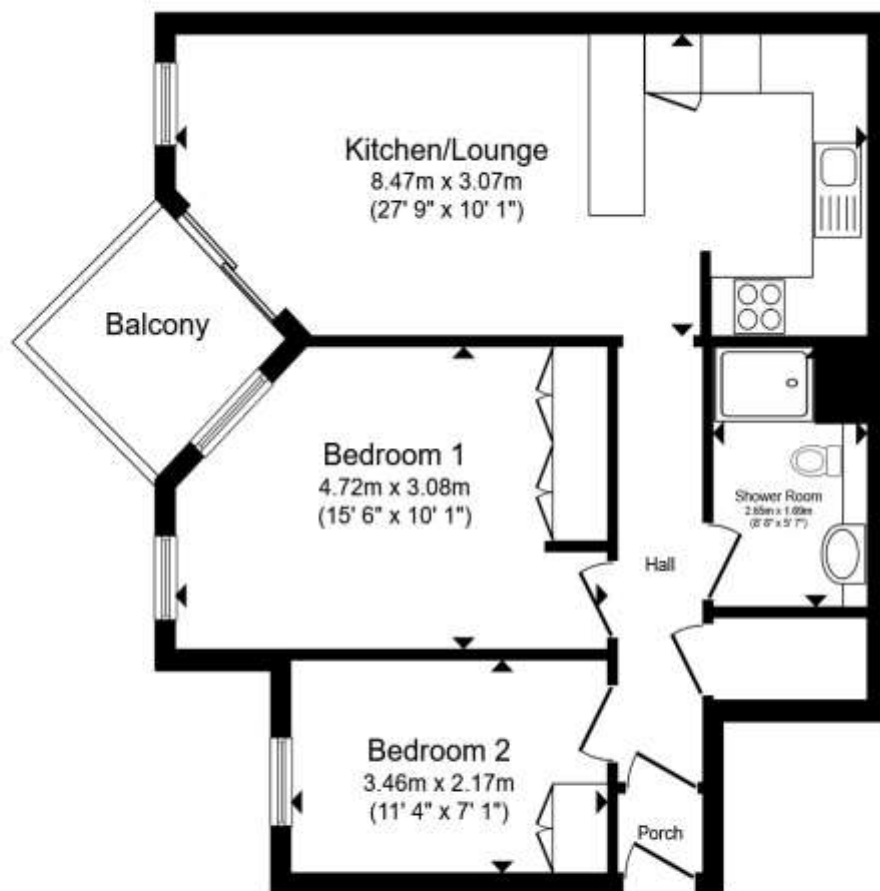
Stylish 2-bedroom flat in Emerald Quay, Shoreham-by-Sea, featuring river-view balcony, open-plan kitchen/lounge with breakfast bar, and access to residents' gym and pool.

welcome to

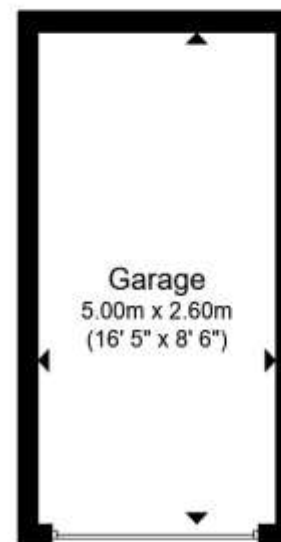
Marys Place Emerald Quay, Shoreham-By-Sea

This beautifully presented two-bedroom flat is located within the sought-after Emerald Quay development in Shoreham-by-Sea. Offering a perfect blend of modern living and waterside tranquillity, the property boasts a private balcony with captivating river views. The heart of the home is the open-plan kitchen and lounge, designed with a stylish breakfast bar and direct access to the balcony, creating a seamless indoor-outdoor lifestyle. The kitchen is fitted with contemporary units and integrated appliances.





Floor Plan



Garage

Total floor area 69.0 m² (743 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.propertybox.io



Both bedrooms are generously sized, providing comfortable living space. The development itself offers exclusive resident facilities including a well-equipped gym and swimming pool. Secure entry and well-maintained communal areas, including a lift, further enhance the appeal of this riverside residence.

Perfectly positioned, Emerald Quay is approximately one mile walk from Shoreham's vibrant town centre, with its array of shops, cafes, and restaurants, as well as excellent transport connections to Brighton and London. This property is ideal for professionals, couples, or anyone seeking a stylish coastal home with lifestyle amenities.

welcome to

Marys Place Emerald Quay, Shoreham-By-Sea

- Two spacious bedrooms
- Private balcony
- Open-plan kitchen/lounge with modern breakfast bar
- Prime Shoreham-by-Sea location close to town centre and transport links
- Close to Beach
- River Views
- Residents' access to on-site gym and swimming pool

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3000.00

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.

£270,000



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
SHM105568 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01273 461671



Shoreham@fox-and-sons.co.uk



3 The Vinery, St. Marys Road, SHOREHAM-BY-SEA, West Sussex, BN43 5ZA



fox-and-sons.co.uk