

**7 South Point, Emerald Quay, Shoreham Beach, West Sussex, BN43 5JL**

**£189,950 (Leasehold)**

- **2 Double Bedrooms**
- **Spacious Living Room**
- **Modern Kitchen**
- **Modern Bathroom**
- **Security Entry Phone System**
- **Allocated Parking Space**
- **Use of Swimming Pool, Gym & Leisure Facilities**
- **Floor Area: Approx. 56.2 Sq Mt (605.2 Sq Ft)**

2 double bedroom first floor apartment situated in the Emerald Quay Private Estate on Shoreham Beach, close to the newly developed Adur Ferry Footbridge. The property would make a perfect investment or first purchase. Included within the annual service charge is unlimited use of the heated indoor swimming pool, gym and leisure facilities.

#### **Accommodation Comprises:**

With access to the communal Entrance Hall via security entry phone system, the property itself is entered through a handy Lobby and central Hallway connecting all rooms.

The Living Room is bright and spacious with a southerly aspect window overlooking the communal Gardens below. The Kitchen also has a Southerly aspect window and has been re-fitted in recent years. A range of floor and wall units feature, along with the obligatory spaces for washing machine and fridge/freezer. The Bathroom has also been re-fitted, with a modern white suite comprising a low level WC, wash hand basin and bath with mixer shower tap

The Master Bedroom is positioned to the rear of the building and enjoys partial views of the Marina Yacht Basin. A walk-in closet, formerly an En Suite, retains the original plumbing and could be converted back if required. Bedroom 2 is also to the rear and benefits from a similar outlook to the Master Bedroom.

A numbered, allocated parking space is included with the title

#### **Additional Information:**

Maintenance - £1200.00 p.a. (approx.)

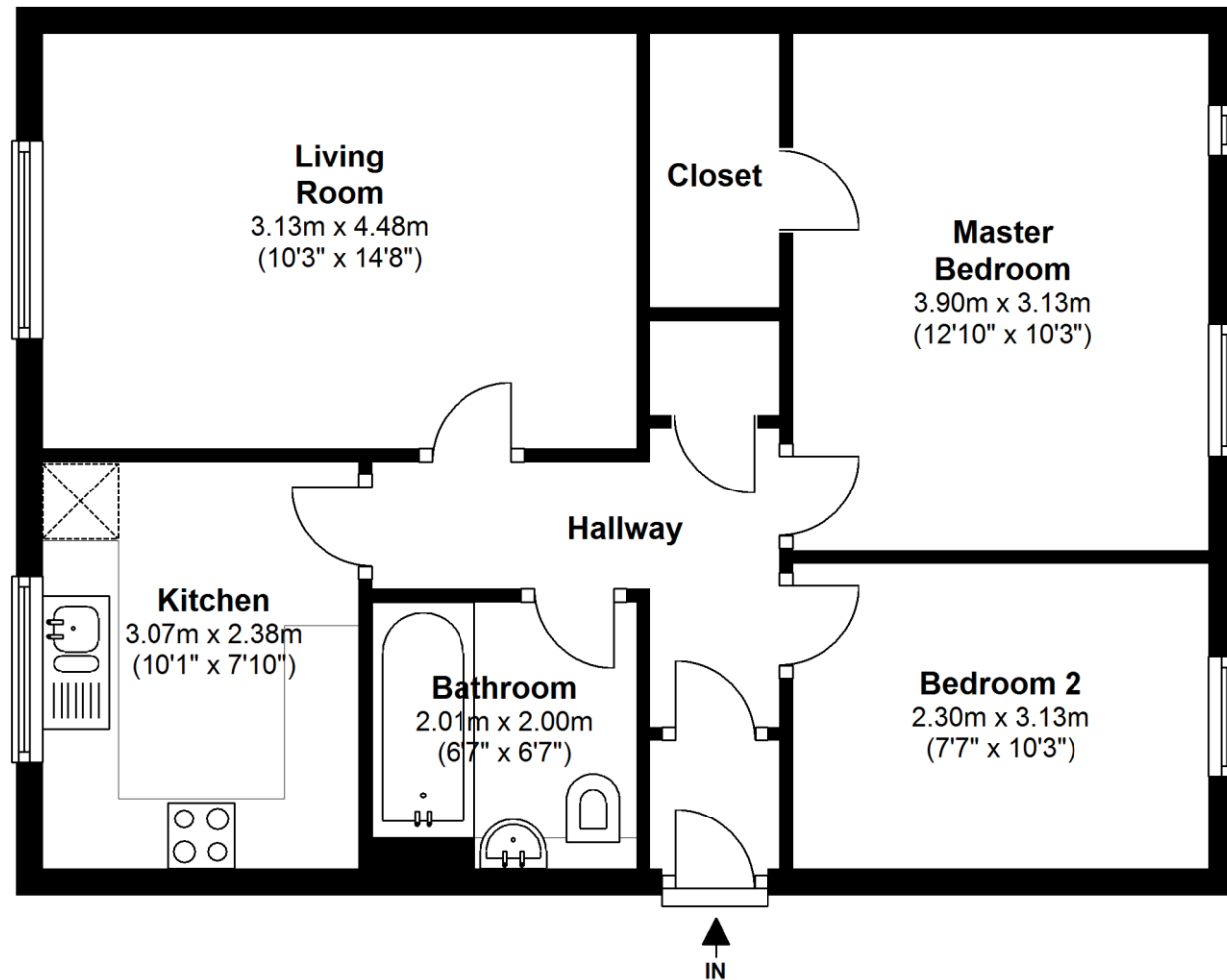
Ground Rent - £200.00 p.a. (approx.)

Unexpired Term of Lease – 99 years



## First Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 56.2 sq. metres (605.2 sq. feet)


Produced by and copyright Osborn Humphreys Estate Agents. Measured to the standards as prescribed by the RICs code of measuring practice. This floor plan is for identification purposes only and is not drawn to scale.  
Plan produced using The Mobile Agent.



## Viewing: Strictly Through Osborn Humphreys

**Please call John, Kate or Charlie on 01273 461400 for further information or to arrange a viewing**

*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## **Osborn Humphreys Estate & Letting Agents**

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