



**Marys Place, Emerald Quay, Shoreham by Sea**  
**£239,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** C

- Top Floor Flat
- Main Bedroom With Ensuite Shower
- Open Plan Lounge/Kitchen With Direct River Adur Views
- Private Balcony
- Direct River Adur View & Distant Downland Views
- Popular Shoreham Beach Location
- Access To Residents Swimming Pool, Sauna, Jacuzzi, Gym, Residents Bar & Gardens
- Allocated Parking Space

We are delighted to offer for sale this spacious two bedroom two bathroom top floor balcony flat in this popular Shoreham Beach development.

Located in the Popular Emerald Quay Development, Emerald Quay residents have a delightful seaside home with exclusive use of the Swimming Pool, Sauna, Jacuzzi and Gym complex on site. The beach is just 3 minutes walk away; Shoreham Beach School is 2 minutes away, Beach Road Café and shops are just 4 minutes, and the centre of Shoreham is just across the bridge, with its comprehensive shopping facilities, library, health centre and mainline railway station. There is a regular bus service directly outside the complex.





**COMMUNAL ENTRANCE** Stairs to:-

**SECOND FLOOR** Private front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising carpeted flooring, single light fitting, loft hatch access, wall mounted electric storage heater, storage cupboard housing water cylinder and slatted shelving.

**LOUNGE** North aspect. Comprising double glazed timber framed windows, carpeted flooring, wall mounted electric heater, single light fitting, coving. Archway leading through to Kitchen. Double glazed timber frame door out onto:-

**FEATURE BALCONY** Benefitting from direct views over the River Adur and distant downland views.

**KITCHEN** North aspect. Comprising double glazed timber framed window having direct River views and distant downland views, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob with oven below and extractor fan over, space and provision for washing machine and fridge/freezer, part tiled walls, inset one and a half bowl sink unit with mixer tap.

**ENSUITE BEDROOM ONE** South aspect. Comprising pvcu double glazed window overlooking Yacht basin, carpeted flooring, single light fitting, fitted wardrobes with sliding doors having hanging rail and shelving, door through to:-

**ENSUITE SHOWER ROOM** Comprising low flush wc, hand wash basin, part tiled walls, vinyl flooring, walk in shower cubicle with integrated shower over, single light fitting, extractor fan, wall mounted heater.

**BEDROOM TWO** South aspect. Comprising pvcu double glazed window, single light fitting, carpeted flooring.

**BATHROOM** Comprising panel enclosed bath, hand wash basin with mixer tap and vanity unit below, low flush wc, part tiled walls, vinyl flooring, single light fitting, extractor fan, wall mounted heater.

**ALLOCATED PARKING SPACE**

**COMMUNAL FACILITIES** Swimming pool, sauna, jacuzzi, gym, residents bar, gardens

**TENURE**

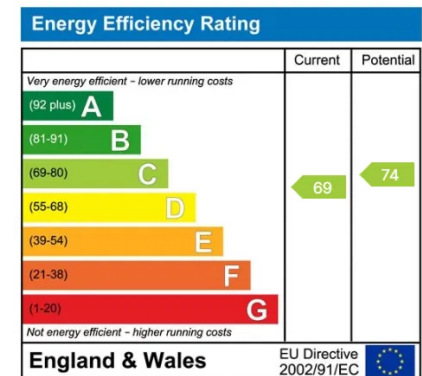
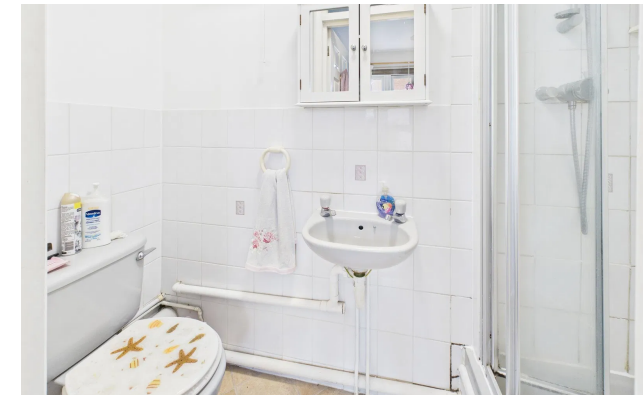
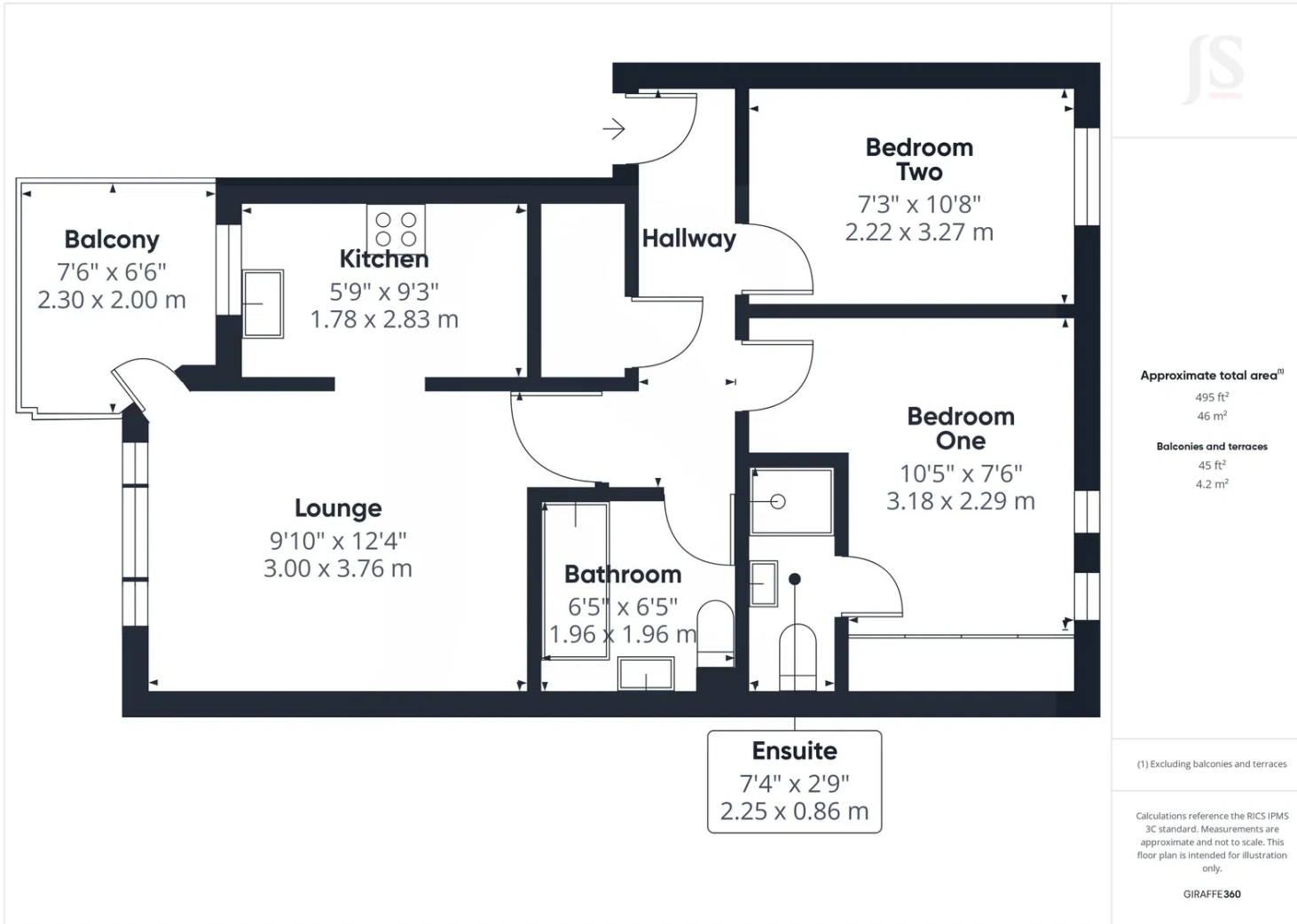
Leasehold

LEASE: 125 years from 1 January 1988 - approximately 87 years remaining

MAINTENANCE: To be confirmed

GROUND RENT: £200 per annum





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.