



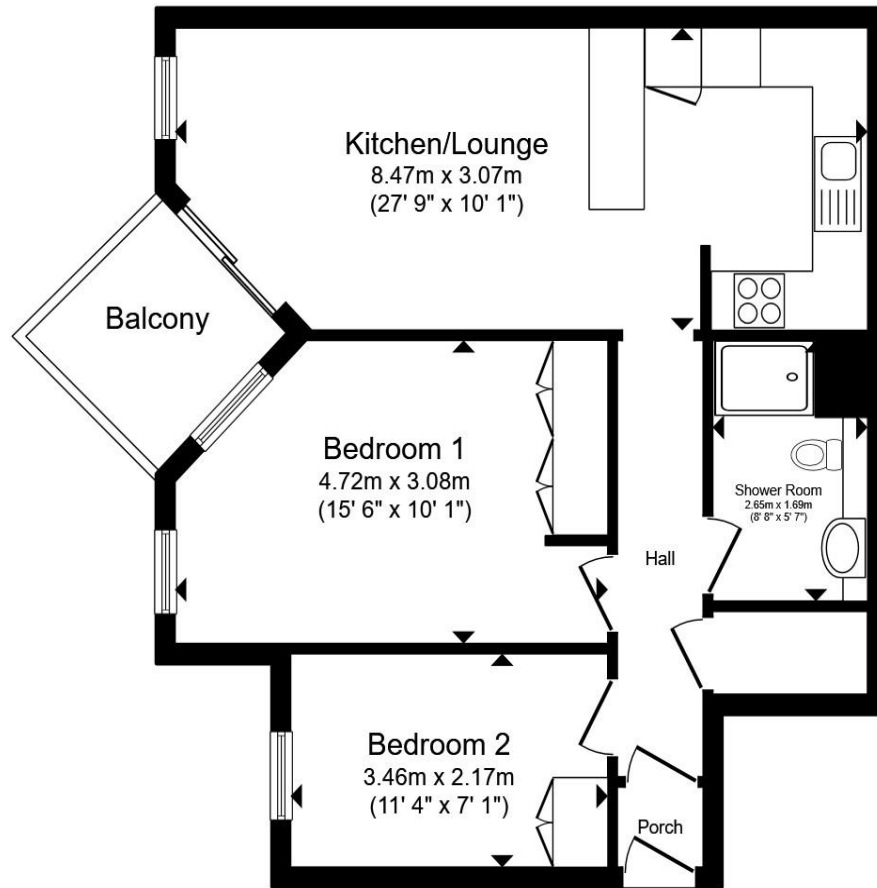
**Marys Place Emerald Quay, Shoreham-By-Sea BN43 5JS**

**welcome to**

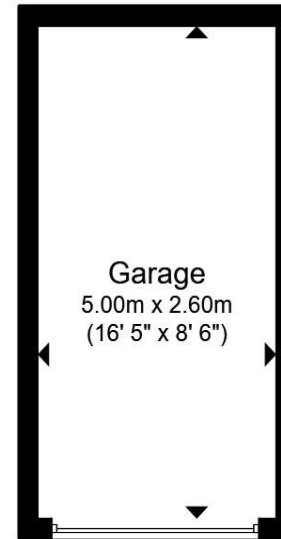
**Marys Place Emerald Quay, Shoreham-By-Sea**

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.





**Floor Plan**



**Garage**

Total floor area 69.0 m<sup>2</sup> (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](http://www.propertybox.io)



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## Marys Place Emerald Quay, Shoreham-By-Sea

- Two spacious bedrooms
- Private balcony
- River Views
- Close to Beach
- Open-plan kitchen/lounge with modern breakfast bar

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

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.

offers over **£250,00**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SHM105568](https://fox-and-sons.co.uk/Property/SHM105568)



Property Ref:  
SHM105568 - 0009

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01273 461671



Shoreham@fox-and-sons.co.uk



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



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