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C



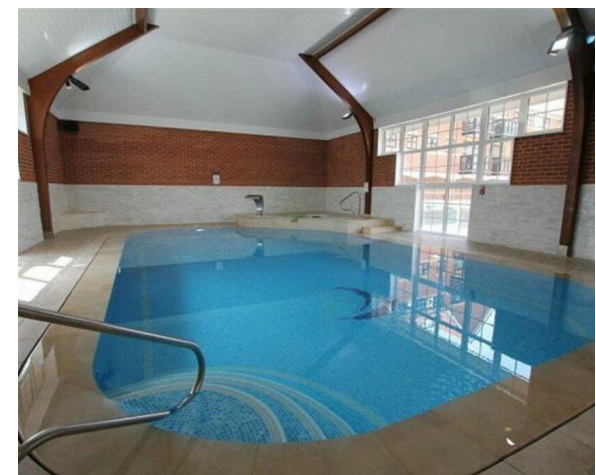
## Description

Robert Luff & Co are delighted to welcome to the market this ideally situated apartment with a popular Emerald Quay development on Shoreham Beach located within close proximity to local shops, transport links and the beach whilst being with half a mile of Shoreham footbridge connecting you to Shoreham Town and its array of cosmopolitan cafes, bars and restaurants. Internally the property offers two double bedrooms with views over The River Adur, open plan lounge dining room with balcony looking over the yacht basin, modern fitted kitchen and family bathroom whilst outside benefits from an allocated parking space and the use of the residents swimming pool and gym suite. Additionally the property has access to loft space which could be converted to a room with the necessary planning consents and freeholder permission.



## Key Features

- Two Bedroom Second Floor Apartment
- Allocated Parking Space
- Popular Development On Shoreham Beach
- Views From Main Bedroom Over River Adur
- EPC - C
- Balcony With Views Over Yacht Basin
- Use Of Communal Swimming Pool & Gym
- Long Lease
- South Facing Lounge
- Council Tax Band - C



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Robert  
Luff & Co



#### Communal Entrance

Security entryphone, stairs to:

#### Second Floor

Door to:

#### Hallway

door entryphone system, wall mounted heater, cupboard housing hot water cylinder, hatch to loft space.

#### Lounge

**3.23m x 3.96m (10'7 x 13'0)**

Wall mounted heater, double glaze windows, double glazed door to balcony, opening to:

#### Kitchen

**3.30m x 1.98m (10'10 x 6'6)**

Range of eye and base level units with work surface over, stainless steel sink drainer, inset oven with hob and extractor fan over, space for washing machine, space for fridge freezer, part tiled walls

#### Bedroom One

**3.30m x 3.10m (10'10 x 10'2)**

wall mounted heater, double glazed window with views towards the River Adur, fitted wardrobe.



#### Bedroom Two

**4.78m x 2.13m (15'8 x 7'0)**

Wall mounted heater, double glazed window.

#### Shower Room

**1.91m x 1.88m (6'3 x 6'2)**

Walk in shower cubicle with integrated shower and additional shower attachment, low flush W/C set into vanity unit with hand wash basin and storage, heated towel rail, extractor fan.

#### Outside

##### Allocated Parking Space

for one car

##### Balcony

South facing over looking yacht basin

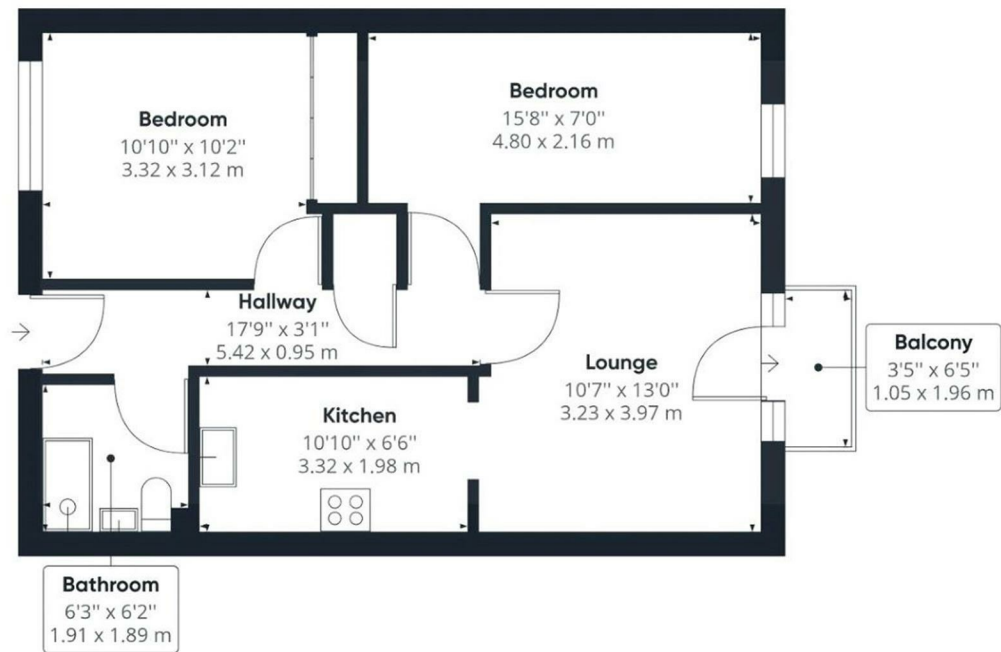
##### Communal leisure Facilities

includes use of the gym, swimming pool and sauna

##### Agents Notes

We have been informed by the seller that there is approx 287 years remaining on the lease from a term of 325 years with an annual maintenance contribution of £2500 PA and a ground rent of £100 PA

Floor Plan Emerald Quay

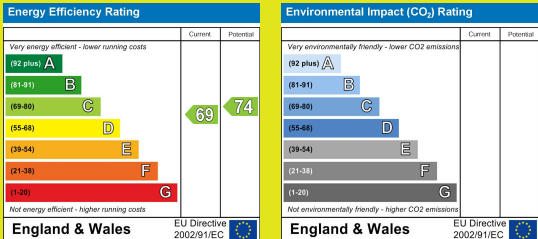


Approximate total area<sup>(1)</sup>  
578.69 ft<sup>2</sup>  
53.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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