



Flat 5, Sussex Court Emerald Quay | | Shoreham-By-Sea







## Flat 5, Sussex Court Emerald Quay | | Shoreham-By-Sea | BN43 5EW

Offers In Excess Of £224,995

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NEW LEASE - EXPIRES 31/12/2312

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS FIRST-FLOOR APARTMENT IN EMERALD QUAY WITH STUNNING VIEWS OF THE RIVER.

- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN - VACANT
- PLEASE CALL TO VIEW
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- 01273 461144
- LARGE BALCONY
- FACILITIES INCLUDE, SWIMMING POOL & GYM
- IN NEED OF UPDATING
- OPEN PLAN LIVING / DINING ROOM

WELCOME TO YOUR DREAM RETREAT! THIS ENCHANTING PROPERTY BOASTS A SPACIOUS OPEN-PLAN LIVING-DINING ROOM MEASURING AN IMPRESSIVE 15'7 X 13'8, WHERE NATURAL LIGHT DANCES THROUGH PATIO DOORS THAT LEAD YOU TO A SPLENDID LARGE BALCONY, OFFERING BREATHTAKING RIVER VIEWS. IMAGINE SIPPING YOUR MORNING COFFEE OR UNWINDING AFTER A LONG DAY, ALL WHILE SOAKING IN THE SERENE SCENERY.

THE HEART OF THIS HOME FEATURES A WELL-APPOINTED KITCHEN THAT'S PERFECT FOR CULINARY ADVENTURES. WITH TWO GENEROUSLY SIZED DOUBLE BEDROOMS, A THOUGHTFULLY DESIGNED BATHROOM, AND A CONVENIENT W.C., THIS PROPERTY CATERS TO BOTH COMFORT AND STYLE.

STEP OUTSIDE TO DISCOVER PARKING FOR ONE CAR, ALONG WITH ADDITIONAL SPACES FOR VISITORS, ENSURING THAT HOSTING FRIENDS AND FAMILY IS A BREEZE. AS A RESIDENT OF EMERALD QUAY, YOU WILL ALSO HAVE ACCESS TO EXCEPTIONAL FACILITIES, INCLUDING A GYM TO STAY ACTIVE, A SWIMMING POOL FOR LEISURELY SWIMS, A REJUVENATING SAUNA, AND A VIBRANT SOCIAL CLUB FOR THOSE MOMENTS OF

CONNECTION AND FUN.

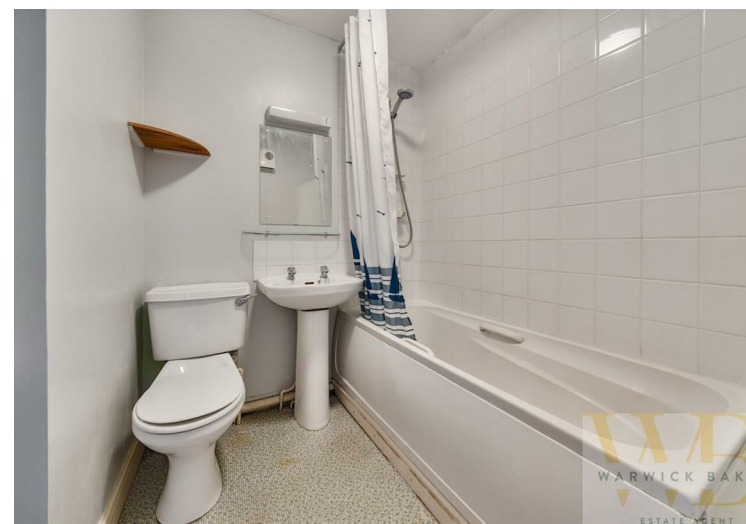
DON'T MISS YOUR CHANCE TO EMBRACE THIS WONDERFUL LIFESTYLE! FOR MORE INFORMATION OR TO SCHEDULE YOUR PRIVATE VIEWING, PLEASE CALL 01273 461144. YOUR IDEAL HOME AWAITS!

### **LEASEHOLD - OUTGOINGS**

287 YEARS LEFT ON THE LEASE

GROUND RENT - PEPPERCORN GROUND RENT

MAINTENANCE - £996.40 FOR 6 MONTHS





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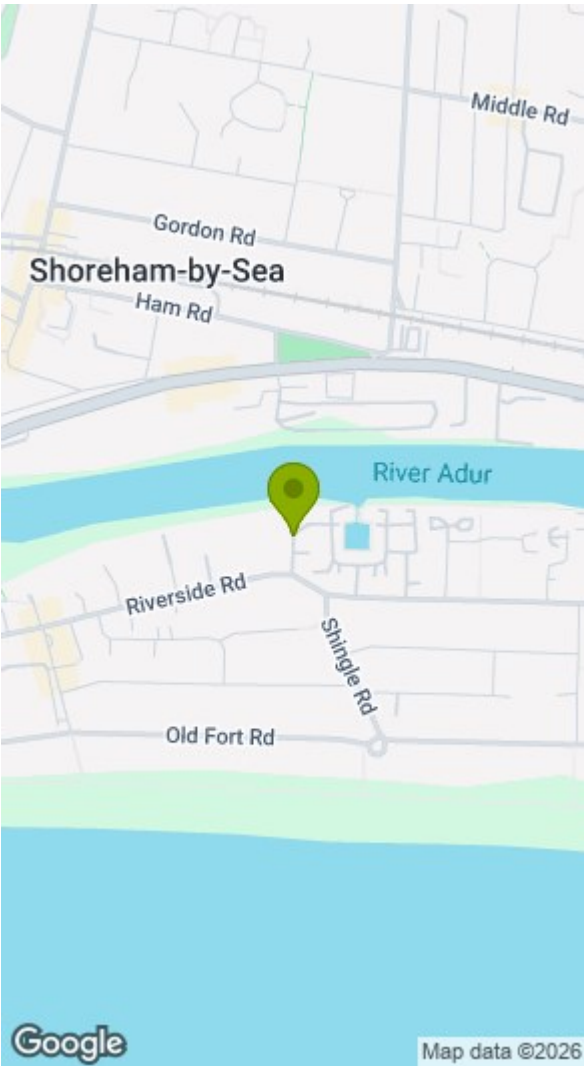
Approximate Area = 640 sq ft / 59.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1276750

Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	