Hyman Hill
Estate & Letting Agent

23 The Quay, Emerald Quay, Shoreham Beach, West Sussex, BN43 5JP

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£250,000

“Beautifully presented two double bedroom flat with Quay views and NO CHAIN”

A stunning **TWO DOUBLE BEDROOM second-floor apartment** forming part of the highly sought-after Emerald Quay development on Shoreham Beach. Beautifully presented throughout, the property enjoys a spacious lounge with a private balcony offering attractive views over the quay, a modern refitted kitchen and bathroom, and newly refitted electric heating. Further benefits include an allocated parking space and access to an impressive range of communal facilities, including a **SWIMMING POOL, sauna, gym and recently reopened bar**. Ideally located for the beach, local amenities and waterfront, this fantastic apartment is offered for sale with **NO CHAIN**. **Viewing is highly recommended.**

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range Primary & Secondary schools, including popular Shoreham Academy with its ‘Outstanding’ Ofsted rating.

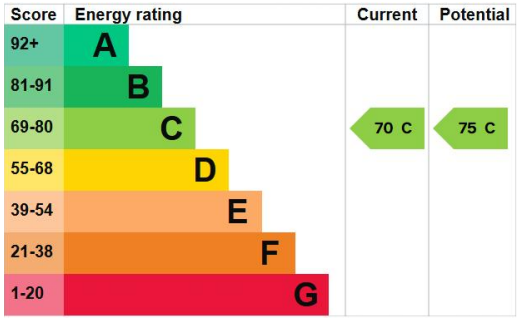
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

- Top floor flat
- Two double bedrooms
- Lounge with balcony
- Refitted kitchen and bathroom
- Direct Quay views
- Refitted electric heaters
- Swimming pool and gym
- No chain

Second Floor

Total area: approx. 54.4 sq. metres (586.0 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liabilitity is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.



Useful Information

Council Tax Band: C - £2,253.63 per annum (2026/2027)

Service Charges from 1st January to 31st December 2026:
Estate Charge - £490 twice yearly
Block Charge - £450 twice yearly

Tenure: Share of Freehold (287 years remaining)

Local Authority: Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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