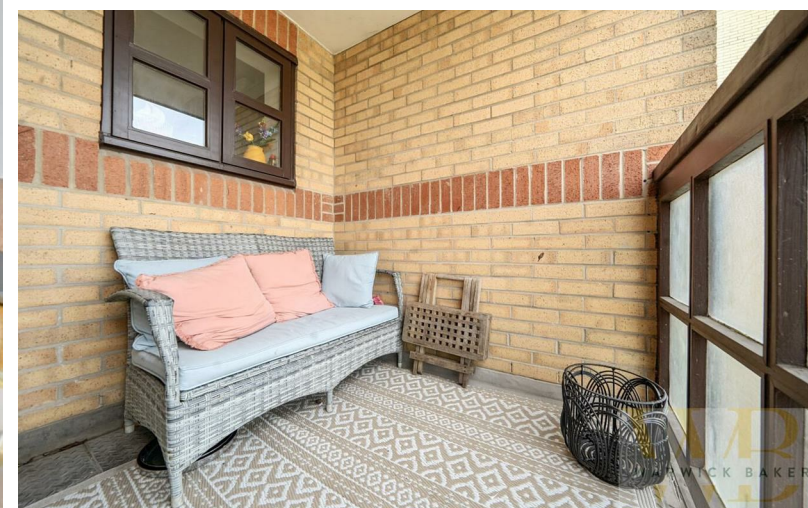




Flat 14, Marys Place Emerald Quay | | Shoreham-By-Sea  
LD14 2EJG



ESTATE AGENT



## Flat 14, Marys Place Emerald Quay | | Shoreham-By-Sea | BN43 5JS

£219,950

\*\*\* £219,950 \*\*\*

Warwick Baker Estate Agents proudly presents this exceptional second floor purpose-built flat, a rare find that offers both comfort and convenience. Nestled just a short stroll from the stunning Shoreham Beach and the footbridge leading to the vibrant town centre, this property boasts a private street entrance that enhances its appeal.

Step inside to discover an inviting 13' entrance hall, lounge with direct river and downland views perfect for relaxing or entertaining. The modern kitchen is designed for both functionality and style, while the two south-facing bedrooms bathe in natural light, creating a warm and welcoming atmosphere. The modern fully tiled bathroom adds a touch of luxury, and an allocated parking space offers added convenience.

- SECURITY DOOR ENTRY PHONE SYSTEM
- 13' ENTRANCE HALL
- TWO SOUTH FACING BEDROOMS
- LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN
- BALCONY WITH RIVER VIEWS
- FULLY TILED BATHROOM
- ALLOCATED PARKING SPACE
- USE OF RESIDENTS SWIMMING POOL AND GYM
- IDEAL FOR FIRST TIME BUYERS

Front door leading to:

### ENTRANCE HALL

**13' in length (3.96m in length)**

Security door entry phone system, ' OSILY ' electric heater, laminate wood flooring, LED downlighting, door giving access to airing cupboard housing pre-factory lagged pressurised hot water cylinder with fitted immersion heater, laminate wood flooring, high level borrowed light from the lounge, bedrooms 1 and 2.

Door off entrance hall to:

### LOUNGE

**12'5" x 9'9" (3.80 x 2.99)**

Wood framed windows to the rear with direct views of The River Adur and glimpses of The South Downs, ' OSILY ' electric heater, LED downlighting.

Part glazed door off lounge to:

### BALCONY

**7'4" x 7'3" (2.25m x 2.21m)**

Being of irregular shape, with direct views of The River Adur and glimpses of The South Downs, enclosed by wood and frosted glazed ballustrade.

Opening off lounge to:

### KITCHEN

**9'2" x 5'10" (2.81 x 1.80)**

Comprising stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, tiled splash back, matching adjacent worktop with inset ' BEKO ' four ring electric hob, built in ' INDESIT ' electric oven under, storage cupboard to the side, space and plumbing for washing machine to the side, tiled splash back, complemented by matching wall units over, stainless steel and glass extractor hood, further adjacent matching work top with drawers under, display wine rack to the side, tiled splash back, space for tall fridge/freezer to the side, laminate wood flooring, wood framed windows to the rear with direct views of The River Adur and glimpses of The South Downs, LED downlighting.

Door off entrance hall to:

### BEDROOM 1

**12'2" x 10'7" (3.73 x 3.25)**

Double glazed windows to the rear having a favoured southerly aspect, ' OSILY ' electric heater, laminate wood flooring, LED downlighting.

Door off entrance hall to:

### BEDROOM 2

**10'10" x 6'10" (3.31 x 2.10)**

Double glazed windows to the rear having a favoured southerly aspect, ' OSILY ' electric

heater, laminate wood flooring, LED downlighting.

Door off entrance hall to:

### BATHROOM

Being fully tiled, comprising panel bath with contemporary style mixer tap, built in shower with rainfall style shower head with separate shower attachment, glass shower screen, wall mounted wash hand basin with contemporary style mixer tap, low level wc, laminate wood flooring, LED downlighting, extractor fan.

### ALLOCATED PARKING SPACE

No: 14.

### OUTGOINGS

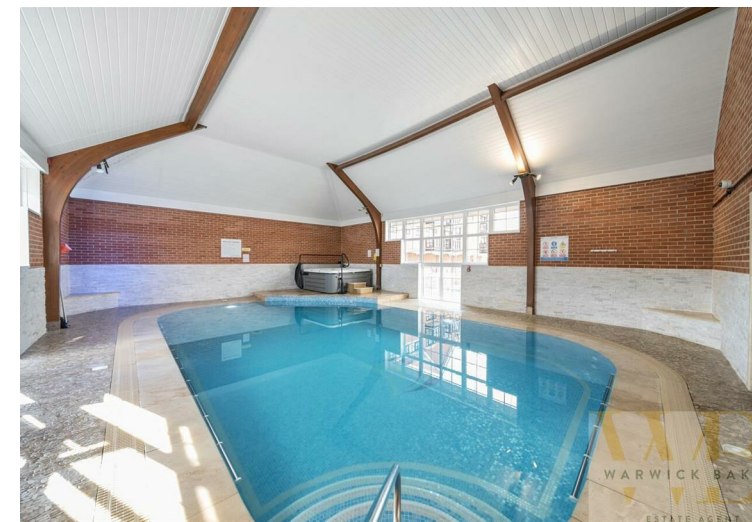
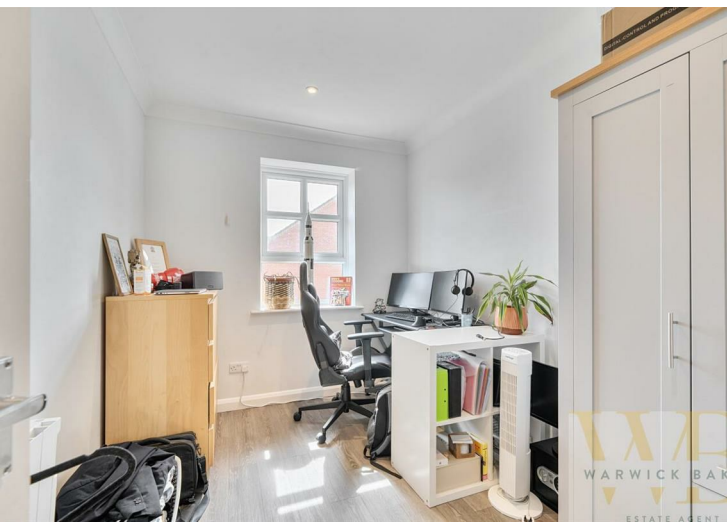
ESTATE MAINTENANCE :- £482.61 EVERY SIX MONTHS

BLOCK MAINTENANCE :- £461.31 EVERY SIX MONTHS

GROUND RENT :- £200 PER ANNUM

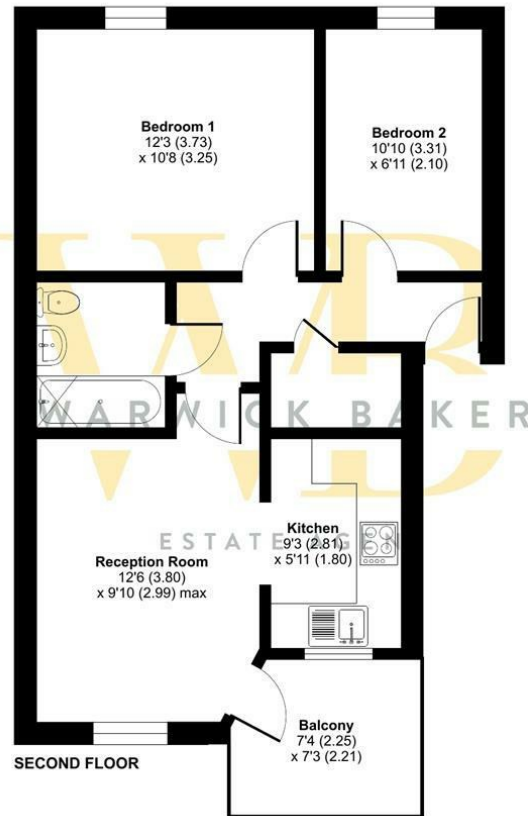
LEASE :- 286 YEARS REMAINING

N.B Under the provisions of The Estate Agents Act 1979 Warwick Baker Estate Agents Ltd wish to declare that they have connected persons in the sale of this property.

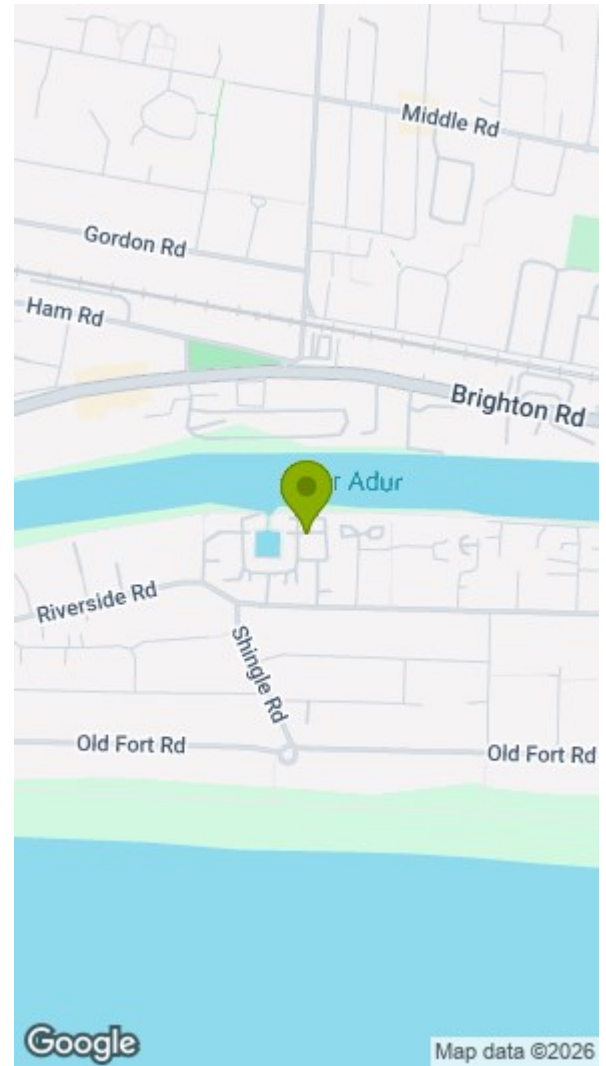


# Marys Place, Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 516 sq ft / 47.9 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). Produced for Warwick Baker Estate Agent Ltd. REF: 1440596 ©richcom 2026.



## 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		(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

