

FOR  
SALE



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PHILIPS

## St. Nicholas Place, Shoreham-By-Sea

(Freehold)





Alexander Philips and Welch are pleased to offer for sale this sought after seaside first floor flat situated in Emerald Quay, Shoreham.

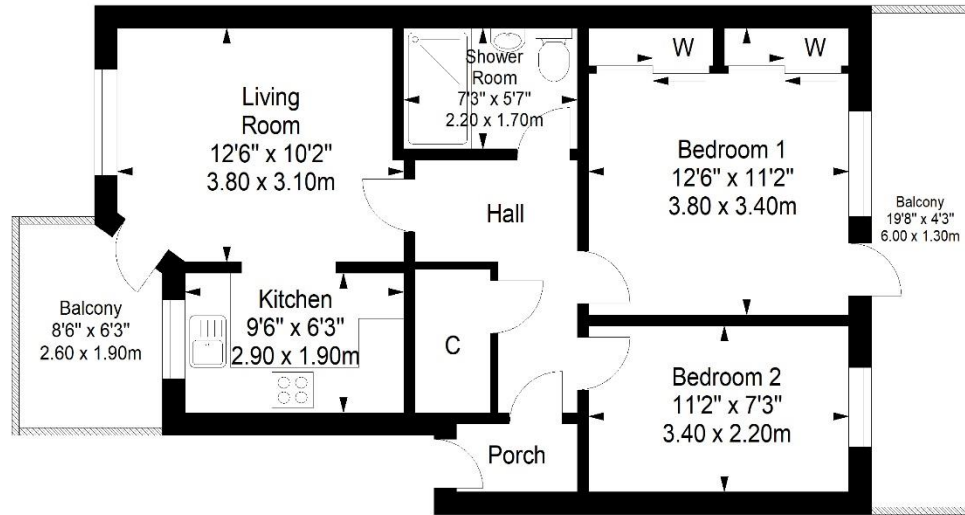
- Two Double Bedrooms
- Onsite Gym, Sauna and Swimming Pool
- Parking
- Share of freehold



The property consists of 2 x double bedrooms, kitchen, living room, shower room/wc and 2 x balconies one looking towards the beautiful harbour. On the complex there is a gym, indoor swimming pool and sauna. There is allocated parking, and the flat comes with vacant possession. Share of freehold with a long lease remaining.



## First Floor



Approximate gross internal floor area 49.4 sq m/ 531.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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