

South Point, Emerald Quay, Shoreham-by-sea

£260,000

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Full Fibre Broadband
- Separate Private Entrance
- Garage With Off Street Parking Space
- Dual Aspect Kitchen
- Two Bedrooms
- Modern Fitted Shower Room
- South Facing Lounge/Dining Room
- Popular Shoreham Development
- Long Lease
- Walking Distance To Shoreham Beach & Town Centre

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Located in the Popular Emerald Quay Development, Emerald Quay residents have a delightful seaside home with exclusive use of the Swimming Pool, Sauna, Jacuzzi and Gym complex on site. The beach is just 3 minutes walk away; Shoreham Beach School is 2 minutes away, Beach Road Café and shops are just 4 minutes, and the centre of Shoreham is just across the bridge, with its comprehensive shopping facilities, library, health centre and mainline railway station. There is a regular bus service directly outside the complex.

Obscure pvcu private front door through to:-

ENTRANCE HALL Comprising wall mounted electric heater, two light fittings with directable spotlights, coving, two built in storage cupboards, carpeted flooring.

SEPERATE KITCHEN North aspect. Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel sink unit with drainer board and mixer tap, shelving, space and provision for washing machine, four ring electric hob with oven below and extractor fan over, part tiled walls, space and provision for fridge/freezer, two light fittings with directable spotlights, laminate flooring, wall mounted electric heater.

BEDROOM ONE North aspect. Comprising pvcu double glazed windows, two light fittings with directable spotlights, coving, carpeted flooring.

MODERN FITTED BATHROOM Comprising walk in shower with integrated rainfall shower and shower attachment, useful grab rails and fitted seat, fully tiled walls, wall mounted heated towel rail, single light fitting, wall mounted hand wash basin with mixer tap, low flush wc, vinyl flooring with under floor heating.

BEDROOM TWO South aspect. Comprising pvcu double glazed windows, single light fitting with directable spotlights, carpeted flooring.

SPACIOUS LOUNGE/DINING ROOM South aspect. Comprising pvcu double glazed window, ceiling mounted fan light, coving, carpeted flooring, wall mounted electric heater.

PITCHED ROOF GARAGE Benefitting from being adjacent to the property, having power and lighting with an up and over door, mezzanine storage/shelving.

ALLOCATED PARKING SPACE Bay 19 SP.

COMMUNAL FACILITIES Swimming pool, sauna, jacuzzi, gym, residents bar, gardens

TENURE

Share of freehold
LEASE: Approximately 286 year remaining - 325 year from 1 January 1988 (lease was extended by 200 years in 2017)
MAINTENANCE: Approximately £1838.26 per annum
GROUND RENT: Zero



Approximate total area(1)

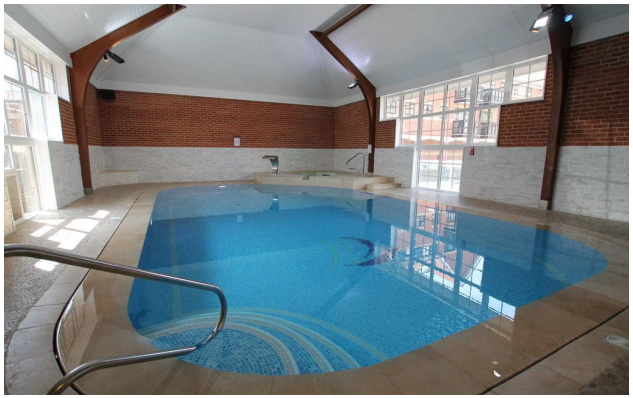
698 ft²

64.8 m²

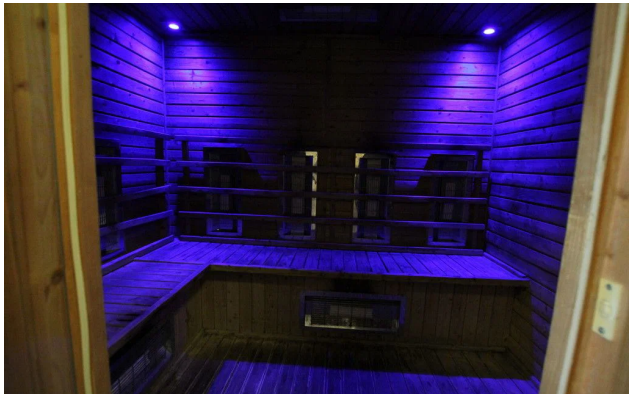
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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