



St. Nicholas Place, Emerald Quay, Shoreham-By-Sea, BN43 5JR

welcome to

St. Nicholas Place, Emerald Quay, Shoreham-By-Sea

Two-bedroom second-floor flat set within the highly sought-after Emerald Quay development on Shoreham Beach. Featuring a private balcony, access to excellent residents' facilities including a gym, pool and lounge, plus a versatile loft space offering potential for conversion (subject to planning).



Situated in the ever-popular Emerald Quay development on Shoreham Beach, this well-presented two-bedroom, second-floor flat offers an excellent opportunity to enjoy coastal living with the added benefit of premium on-site facilities including allocated parking.

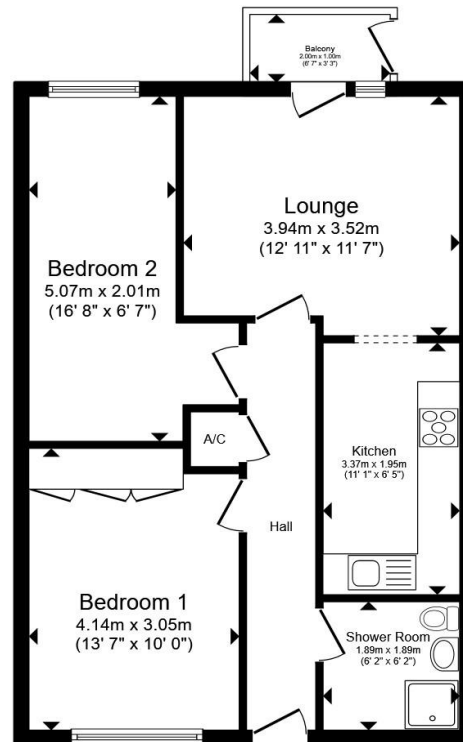
The property features a bright and spacious layout, complemented by a private balcony, ideal for relaxing or entertaining. The accommodation includes two well-proportioned bedrooms, making it perfect for professionals, downsizers or those seeking a stylish holiday home.

Residents of Emerald Quay benefit from exclusive access to a range of superb communal amenities, including a fully equipped gym, indoor swimming pool, and a comfortable residents' lounge, enhancing both convenience and lifestyle.

A particular highlight of the property is the useful loft space, providing valuable additional storage or offering exciting potential for conversion into a further bedroom or living area (subject to the necessary consents and planning permissions).

Located in a desirable Shoreham Beach setting, the flat enjoys easy access to local shops, amenities, and transport links.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 57.2 m² (615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Emerald Quay development
- Private south facing balcony
- Useful loft space
- Situated on Shoreham Beach
- Allocated parking
- Access to residents' gym, swimming pool & lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2500.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 325 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105069



Property Ref:
SHM105069 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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