



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

welcome to

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

This well-presented flat offers a private entrance, located in Emerald Quay, just steps from the beach and town centre. Both bedrooms enjoy peaceful river views. Open-plan living space, The kitchen includes ample storage, and residents benefit from access to communal pool, jacuzzi and gym.



This well presented two-bedroom flat offers a private entrance and is nestled within the sought-after Emerald Quay development, just moments from the beach and Shoreham's vibrant town centre.

Inside, the flat features two generously sized bedrooms with stunning views overlooking the tranquil River Adur, perfect for waking up to peaceful waterscapes. The open-plan living area is bright and airy, ideal for relaxing or entertaining, while the kitchen is well-equipped with ample storage for everyday convenience.

Residents enjoy exclusive access to superb communal amenities including a heated indoor swimming pool, jacuzzi, and fully equipped gym.

With its own private entrance, allocated parking space and easy access to scenic coastal walks, this home combines privacy, lifestyle, and location in one exceptional package.



Total floor area 56.5 m² (609 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.focalagent.com

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

- Private entrance
- Residents Pool, Gym and Jacuzzi
- Close to beach
- River Views
- Open Plan
- Allocated parking
- Two double bedrooms
- Ideal for First time Buyers or Investors

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1368.38

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 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.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHM105541 - 0004

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