



12 South Point Emerald Quay | | Shoreham-By-Sea | BN43

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Offers In Excess Of £200,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET A GROUND FLOOR PURPOSE BUILT FLAT IN EMERALD QUAY. THE PROPERTY BENEFITS FROM 2 BEDROOMS, SOUTHERLY ASPECT LIVING / DINING ROOM, FITTED KITCHEN, BATHROOM, ALLOCATED OFF ROAD PARKING SPACE AND A PERSONAL FRONT DOOR. THE PROPERTY DOES REQUIRE SOME UPDATING. RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM. THE PROPERTY IS AN IDEAL FIRST TIME BUYER OR INVESTMENT. NO UPWARD CHAIN.

- TWO BEDROOMS
- IN NEED OF SOME UPDATING
- CLOSE TO THE FOOTBRIDGE
- GROUND FLOOR APARTMENT
- USE OF POOL & GYM FACILITIES
- NO CHAIN
- 14FT LIVING / DINING ROOM
- MINUTES FROM THE BEACH
- ALLOCATED PARKING
- SOUTH FACING LIVING / DINING ROOM

ENTRANCE HALL

Personal front door, doors giving access to all rooms and storage cupboard.

LIVING DINING ROOM

14'09 x 12'10 (4.50m x 3.91m)

L-shaped, double glazed Southerly aspect windows.

KITCHEN

14'01 x 5'01 (4.29m x 1.55m)

Double glazed front and side aspect windows, range of wall and base level units with work surfaces, inset sink unit, inset 4 ring electric hob, oven under, extractor over, space for appliances.

MASTER BEDROOM

13'10 x 9'03 (4.22m x 2.82m)

Double glazed front aspect windows.

BEDROOM 2

9'03 x 7'01 (2.82m x 2.16m)

Double glazed Southerly aspect windows.

BATHROOM

7'03 x 6'01 (2.21m x 1.85m)

Matching suite, comprising panel enclosed bath with shower attachment, pedestal wash hand basin, low level W.C.

OUTSIDE

PARKING

There is an allocated parking space with the property.

EMERALD QUAY FACILITIES

Emerald Quay has a communal gym and swimming pool facilities that are available for use, including a Residents Bar & Social Club.

LEASE

Lease Length - 95 Years Remaining

Service Charge - £1436pa (paid twice annually - one half in March, the other in August)

Ground Rent - £200pa (paid once annually)





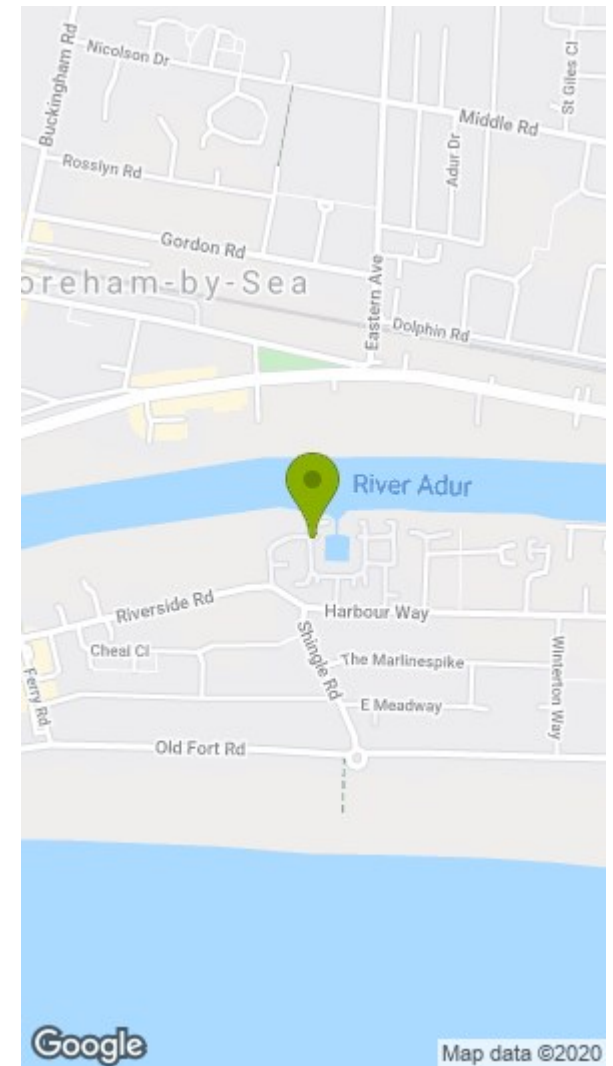
TOTAL AREA: APPROX. 60.1 SQ. METRES (646.9 SQ. FEET)

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	