

19, The Quay Emerald Quay | | Shoreham-By-Sea | BN43 5JP

WARWICK BAKER
ESTATE AGENT







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£249,999

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WELCOME TO AN EXCITING OPPORTUNITY BROUGHT TO YOU BY WARWICK BAKER ESTATE AGENTS! WE ARE THRILLED TO PRESENT THIS EXCEPTIONAL TOP FLOOR FLAT, WHICH OCCUPIES THE CHARMING SECOND FLOOR OF A PURPOSE BUILT BLOCK. THIS PROPERTY IS DESIGNED FOR MODERN LIVING, BOASTING A RANGE OF IMPRESSIVE FEATURES.

FROM THE MOMENT YOU APPROACH, YOU'LL APPRECIATE THE ADDED CONVENIENCE OF A VIDEO ENTRY PHONE SYSTEM. AS YOU ENTER, YOU'RE GREETED BY A WELCOMING ENTRANCE VESTIBULE LEADING INTO AN INVITING ENTRANCE HALL. THE FLAT FEATURES TWO SPACIOUS BEDROOMS AND A DELIGHTFUL 13' EAST FACING LOUNGE, PERFECT FOR RELAXING OR ENTERTAINING.

- VIDEO ENTRY PHONE SYSTEM
- 13' LOUNGE WITH YACHT BASIN VIEWS
- USE OF RESIDENTS GYM AND SWIMMING POOL
- ENTRANCE VESTIBULE
- 11' KITCHEN WITH YACHT BASIN VIEWS
- NO UPWARD CHAIN
- ENTRANCE HALL
- FULLY TILED BATHROOM
- TWO BEDROOMS
- GARAGE WITH OFF ROAD PARKING SPACE

Front door leading to:

ENTRANCE VESTIBULE
3'1" x 2'11" (0.94 x 0.89)
High level electric trip switches.

Door off entrance vestibule to:

ENTRANCE HALL
10'9" x 5'9" (3.28 x 1.77)
Being ' L ' shaped, video entry phone system, night storage heater, door giving access to airing cupboard, borrowed light from security glass above lounge, kitchen, bedroom 1 and bedroom 2, access to loft storage space.

Door off entrance hall to:

LOUNGE
13'10" x 11'3" (4.23 x 3.45)
Double glazed windows to the front having an easterly aspect with views of the yacht basin, night storage heater.

Double glazed patio door off lounge to:

BALCONY
6'2" x 3'1" (1.90 x 0.96)
Laid to wood decking enclosed by wood balustrade and frosted glass having an easterly aspect, direct views of the Yacht Basin.

Door off entrance hall to:

KITCHEN
11'8" x 6'1" (3.56 x 1.86)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, inset into granite effect worktop, storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, complemented by matching wall unit over, matching adjacent granite effect worktop with inset ' COOKE AND LEWIS ' four ring electric hob, electric oven under, range of drawers and cupboards to the side, tiled splash back, complemented by matching wall units over, stainless steel canopied extractor hood, space for tall fridge/freezer to the side, vinyl flooring, double glazed windows to the front having an easterly aspect with views of the yacht basin, spot lighting.

Door off entrance hall to:

BEDROOM 1
13'6" x 9'5" (4.12 x 2.88)
Double glazed windows to the rear having a westerly aspect, two built in double doored wardrobes with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
13'3" x 6'6" (4.04 x 1.99)
Being ' L ' shaped, double glazed windows to the rear having a westerly aspect.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising panel bath with hot and cold taps, built in shower with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, vinyl flooring, extractor fan.

GARAGE
21'8" x 9'10" (6.62 x 3.01)
Up and over door.

PARKING SPACE TO THE FRONT

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £706.36 EVERY SIX MONTHS

GROUND RENT:- NON-APPLICABLE

LEASE:- 125 YEARS FROM 01/01/1988











The Quay, Emerald Quay, Shoreham-by-Sea, BN43

Approximate Area = 592 sq ft / 55 sq m

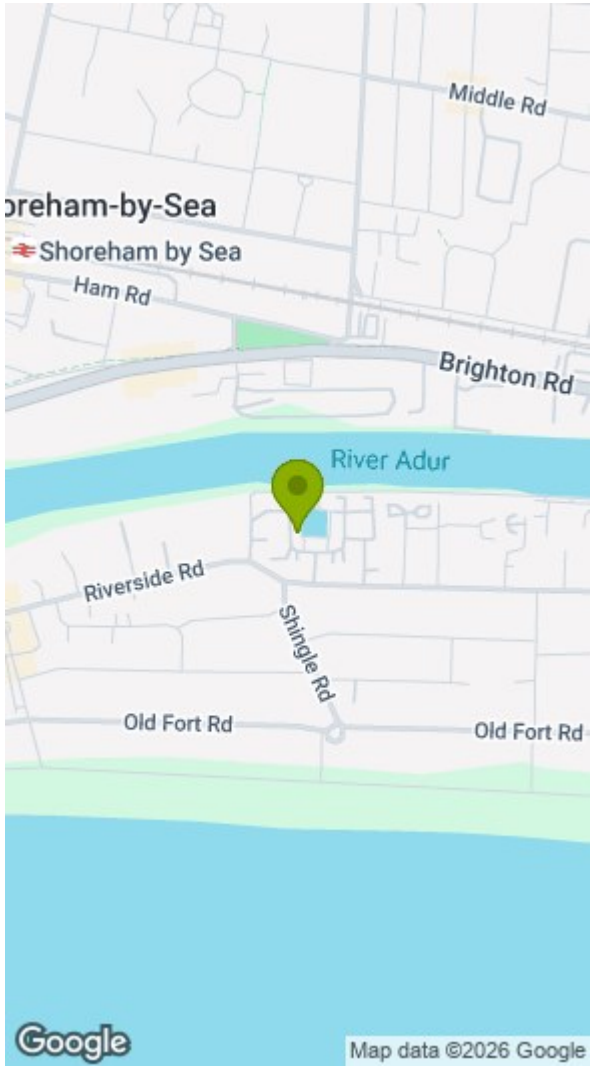
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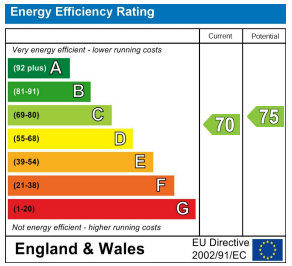


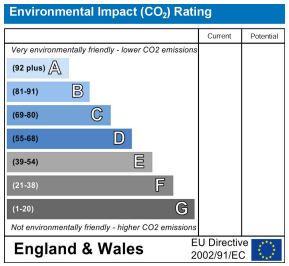
SECOND FLOOR

WARWICK BAKER ESTATE AGENT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1321630







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* 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