

Flat 6, Sussex Court Emerald Quay | | Shoreham-By-Sea
BN43 5FW

WARWICK BAKER
ESTATE AGENT







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£299,950

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Warwick Baker Estate Agents are thrilled to present this extraordinary first floor purpose-built flat—a rare gem that perfectly blends comfort and convenience. Located just a leisurely stroll from the breathtaking Shoreham Beach and the footbridge leading to the vibrant town centre, this apartment offers stunning direct views along The River Adur, creating a serene backdrop for everyday living.

Upon entering, you are welcomed by an elegant entrance hall that opens into a generous 20-foot lounge/dining room, ideal for both relaxation and entertaining. The impressive 19-foot private balcony provides an enchanting outdoor space to unwind and enjoy the evening sun. The contemporary kitchen is both stylish and functional, catering to all your culinary needs, while the property features three spacious double bedrooms. The modern fully tiled shower room, along with an en-suite shower room adjoining the main bedroom, adds a touch of luxury, and the allocated parking space further enhances your convenience.

- 15' ENTRANCE HALL
- MODERN KITCHEN
- RESIDENTS GYM AND SWIMMING POOL
- THREE BEDROOMS
- BATHROOM
- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS
- 20' LOUNGE/DINING ROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- 19' BALCONY
- ALLOCATED PARKING SPACE

Front door leading to:

ENTRANCE HALL
15'4" x 6'3" (4.69 x 1.93)
Being ' L ' shaped, security door entry phone system, night storage heater, door giving access to airing cupboard housing pressurised hot water cylinder, slatted shelving over.

Door off entrance hall to:

LOUNGE/DINING ROOM
20'7" x 10'4" (6.29 x 3.15)
Double glazed windows to the front with direct views of The River Adur and The South Downs, night storage heater/convector with booster.

Double glazed sliding patio door off lounge/dining room to:

BALCONY
19'8" x 4'11" (6.00 x 1.50)
With direct views of The River Adur and The South Downs, enclosed by steel handrail with glass panels.

Opening off lounge/dining room to:

KITCHEN
9'2" x 6'8" (2.80 x 2.04)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, slow closing storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, matching adjacent granite effect work top to the side with inset ' BOSCH ' four ring electric hob, ' BOSCH ' electric oven under, slow closing drawer and cupboards to the side, tiled splash back, complemented by matching wall units over with under counter lighting, space for tall fridge/freezer to the side, double glazed windows to the front with direct views of The River Adur and The South Downs, ' SIRONA QUALITY LVT ' flooring, spot lighting.

Door off entrance hall to:

BEDROOM 1
12'7" x 12'0" (3.85 x 3.67)
Double glazed windows to the rear having a favoured southerly aspect, electric convector heater, built in double doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising contemporary style vanity unit with inset wash hand basin with mixer tap, storage cupboard under, low level wc, illuminated mirror, frosted double glazed window, high level electric heater, ' SIRONA QUALITY LVT ' flooring, step in fully tiled shower cubicle with built in shower with separate shower attachment, shower screen.

Door off entrance hall to:

BEDROOM 3
11'11" x 7'6" (3.65 x 2.31)
Double glazed windows to the rear having a favoured southerly aspect, electric convector heater, built in double doored wardrobe with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
12'11" x 6'11" (3.96 x 2.11)
Double glazed windows to the front with direct views of The River Adur and The South Downs, electric convector heater, built in double doored wardrobe with hanging and shelving space.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising contemporary style vanity unit with inset wash hand basin with hot and cold taps, tiled splash back, double doored storage cupboard under, low level wc, mirrored medicine cabinet, illuminated mirror, high level electric heater, ' SIRONA QUALITY LVT ' flooring, spot lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower screen.

ALLOCATED PARKING SPACE
No: 6

OUTGOINGS
MAINTENANCE:-

ESTATE CHARGE: £493.10 EVERY SIX MONTHS

BLOCK MAINTENANCE: £503.30 EVERY SIX MONTHS

GROUND RENT:- £100 PER ANNUM FOR 87 YEARS, THEN REDUCES TO PEPPERCORN

LEASE:- 287 YEARS REMINING







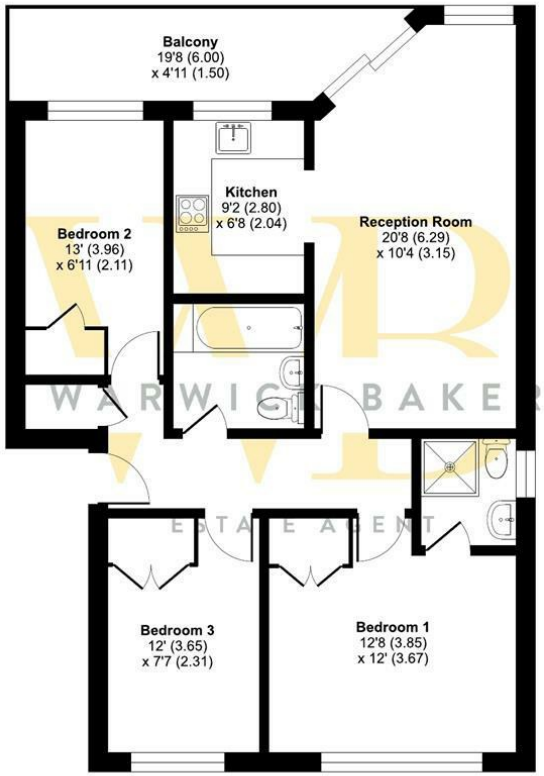




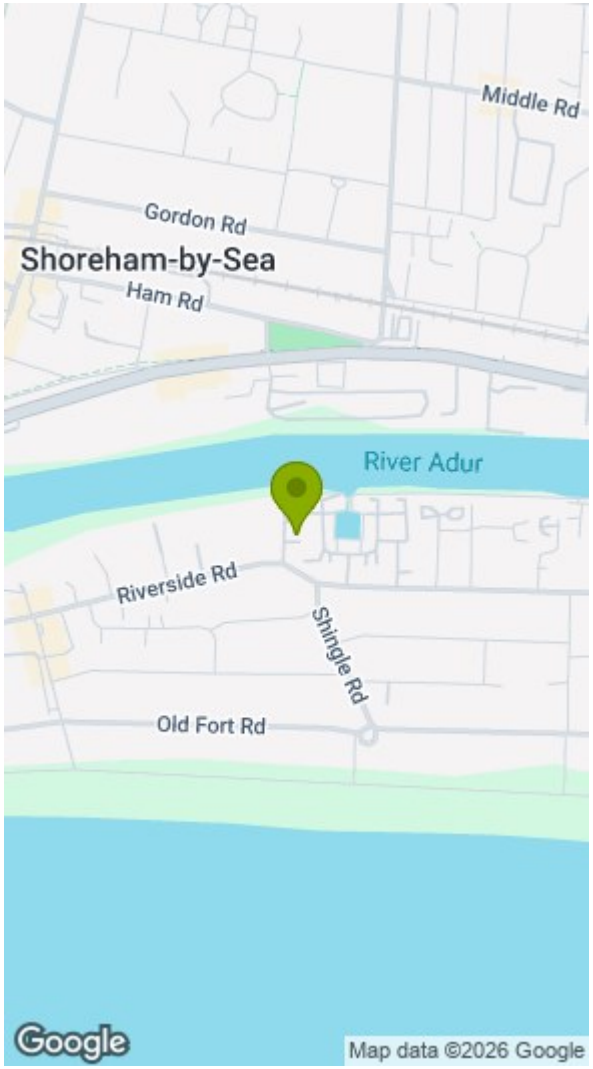
Sussex Court, Emerald Quay, Shoreham-by-Sea, BN43

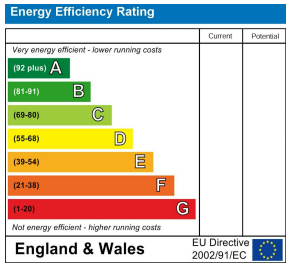
Approximate Area = 776 sq ft / 72 sq m

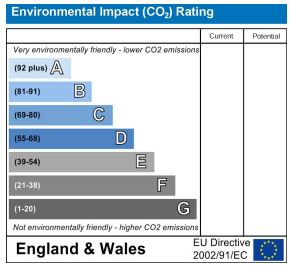
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1418715







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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