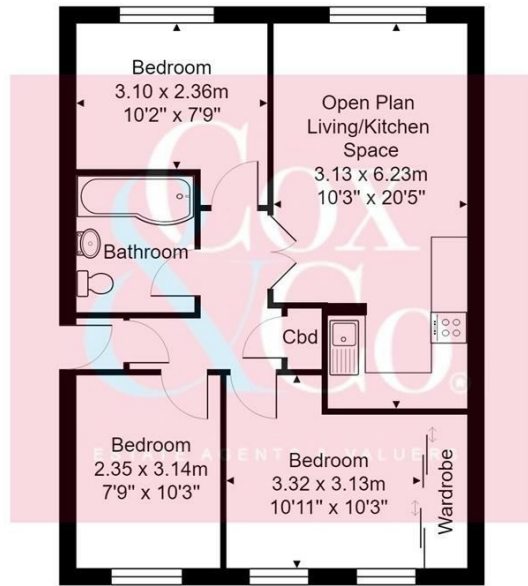




- First Floor Apartment
- South Facing Living Accommodation
- Community Fitness Centre
- Popular Shoreham Beach
- Must Be Viewed
- Three Bedrooms
- Open Plan Kitchen & Living Room
- Swimming Pool Complex
- Allocated Parking
- MODERN FIRST FLOOR APARTMENT

Emerald Quay, Shoreham-By-Sea

Price: £259,950 Leasehold



1st floor

Total Area: 56.0 m² ... 603 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021

Cox & Co are pleased to offer this three bedroom first-floor apartment in the desirable Emerald Quay development on Shoreham Beach.

The three-bedroom property comprises of a spacious south-facing open plan living/kitchen area with a modern fitted kitchen with an integrated double electric oven and an inset four ring halogen hob. The master bedroom has a built-in mirror fronted sliding wardrobe, and there are two further double bedrooms. There is a modern fitted fully tiled bathroom with an enclosed L shaped panel bath with electric power shower over, a wall-mounted wash hand basin and low-level WC.

There is an allocated off road parking space and plenty of visitor parking bays and on-road parking is also available. Emerald Quay residents are afforded the use of the comprehensive leisure facilities, which include a Heated Indoor Swimming Pool, Jacuzzi, Sauna, Fully Equipped Gym and Laundry. Communal Gardens are also available to all residents. The refurbished Swimming Pool, Sauna, Jacuzzi and Gym complex is located on-site.

The beach and river estuary are just a few minutes walk away, Local cafe's and shops are within walking distance, and Shoreham Town Centre is located just across the footbridge. There is a regular bus service directly outside the complex and Shoreham mainline railway station is to the north of the town centre with its direct links to Brighton and London Victoria within the hour.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(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	

