



3 Mayflower Court Emerald Quay | | Shoreham-By-Sea | BN43

511

**WB**  
WARWICK BAKER  
ESTATE AGENT

Warwick

Valuers, Estate Agents & Chartered Surveyors





## 3 Mayflower Court Emerald Quay | | Shoreham-By-Sea | BN43 5JJ

£280,000

\*\*\* £300,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE FIRST FLOOR APARTMENT OF A PURPOSE BUILT BLOCK. THE PROPERTY HAS BEEN COMPLETELY RENOVATED AND MODERNISED BY THE CURRENT VENDORS TO A HIGH SPECIFICATION AND BENEFITS FROM AN ENTRANCE HALL, 2 DOUBLE BEDROOMS, SOUTHERLY FACING BEDROOMS, OPEN PLAN LIVING AREA WITH A NEW MODERN KITCHEN, NEW MODERN BATHROOM ROOM, NEW MODERN EN-SUITE BATHROOM AND ALLOCATED PARKING SPACE WITH GARAGE. RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

CALL NOW TO VIEW - 01273 461144

- MODERNISED TO A HIGH SPEC
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- 2 DOUBLE BEDROOMS
- MODERN BATHROOM
- SHARE OF FREEHOLD
- EN SUITE TO BEDROOM 1
- OFF ROAD PARKING SPACE
- OPEN PLAN LIVING SPACE
- GARAGE



## COMMUNAL ENTRANCE

Communal door, stairs to First Floor

## FRONT DOOR

Leading to hall vestibule, further door leading to:

## OPEN PLAN LOUNGE / DINNER / KITCHEN

Double glazed side aspect window, feature wall with LED lighting, doors to all Bedrooms, Family Bathroom, open to

## KITCHEN AREA

Extensive modern range of wall and base level units with work surfaces over, inset sink unit, inset induction hob with oven under and extractor over, integrated appliances, LED lighting.

## BEDROOM 1

11'5" x 10'2" (3.5 x 3.1)

Double glazed side and front aspect windows, fitted double wardrobes, sliding door to

## EN SUITE

Modern suite, comprising shower cubicle, wash hand basin and low level W.C.

## BEDROOM 2

10'5" x 7'6" (3.2 x 2.3)

Double glazed front aspect window, fitted double wardrobes.

## BATHROOM

Modern suite comprising of panel enclosed P-Shaped bath, mixer tap with shower attachment, shower rail and curtain, pedestal wash hand basin, low level W.C.,

## GARAGE

24'7" x 10'5" (7.5 x 3.2)

Situated on the ground floor of the building accessed at the front of the development.

## EMERALD QUAY FACILITIES

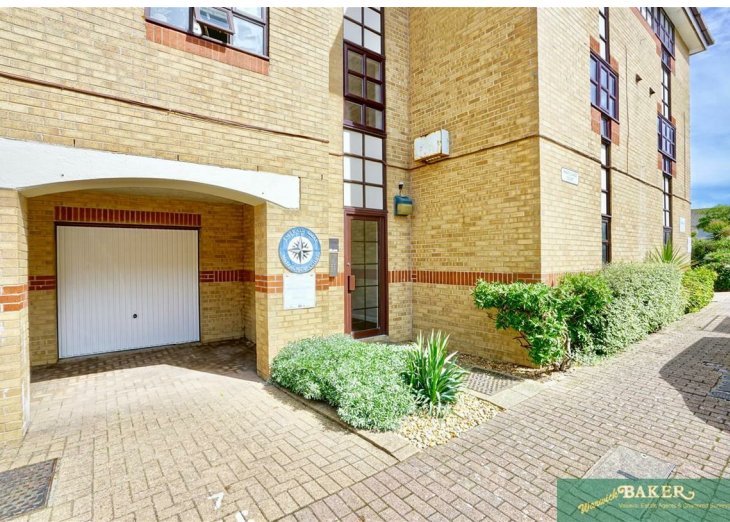
Emerald Quay has a communal gym and swimming pool facilities that are available for use, including a Residents Bar & Social Club.

## LEASE

Lease Length - Remainder of 125 years since 1989

Service Charge - £648 Per half year

Ground Rent - £200 per annum





APPROX. 56.6 SQ. METRES (609.6 SQ. FEET)



**OPEN  
PLAN  
LIVING**

## BEDROOM

## BEDROOM

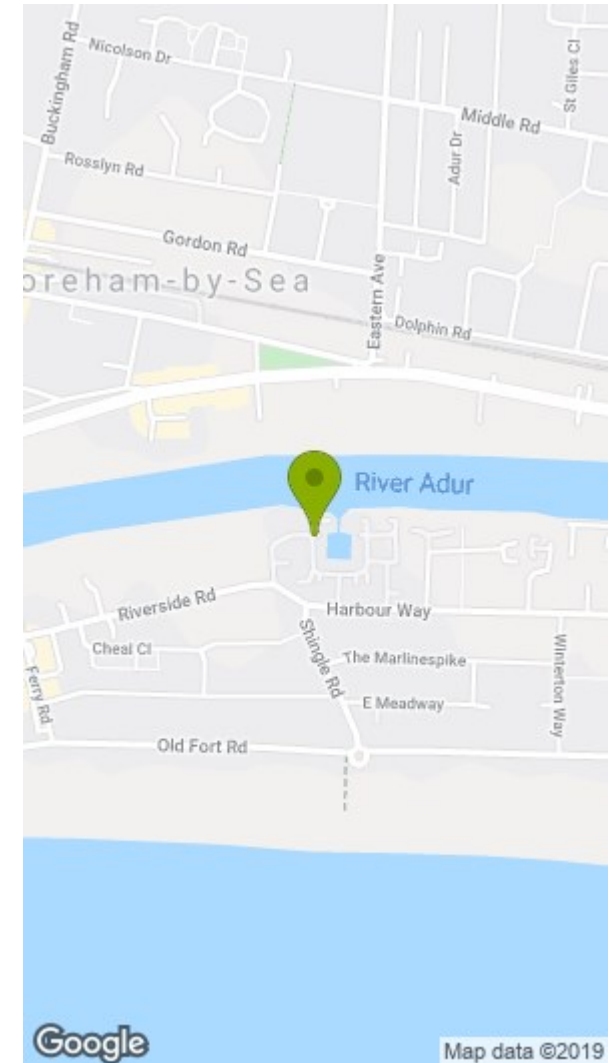
## EN-SUITE

## 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**

Very energy efficient - lower running costs

Current: 63

Potential: 76

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 61

Potential: 42

Not environmentally friendly - higher CO<sub>2</sub> emissions