



Emerald Quay, Shoreham-By-Sea , West  
Guide price £295,000



middletton  
estates





Communal  
Entrance Hall

Open Plan Living  
Room  
20'11" x 15'10"

Master Bedroom  
12'11" x 13'11"

En Suite

Bedroom 2  
10'11" x 11'5"

Bathroom

Communal Pool  
& Gym

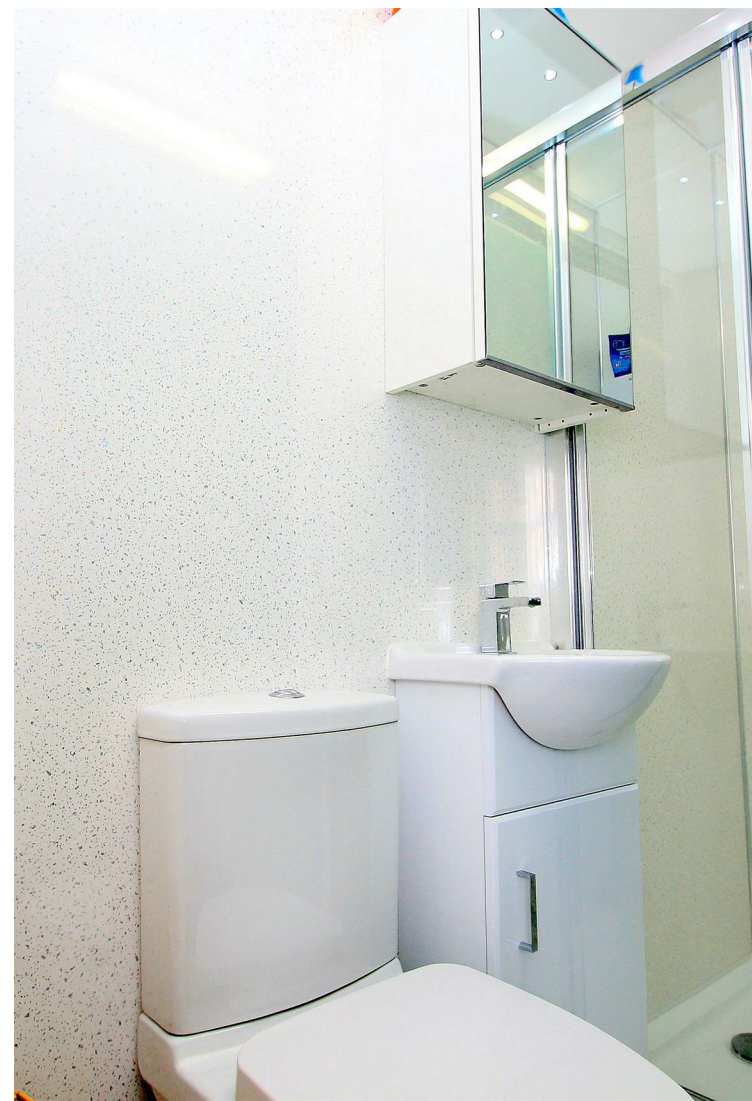


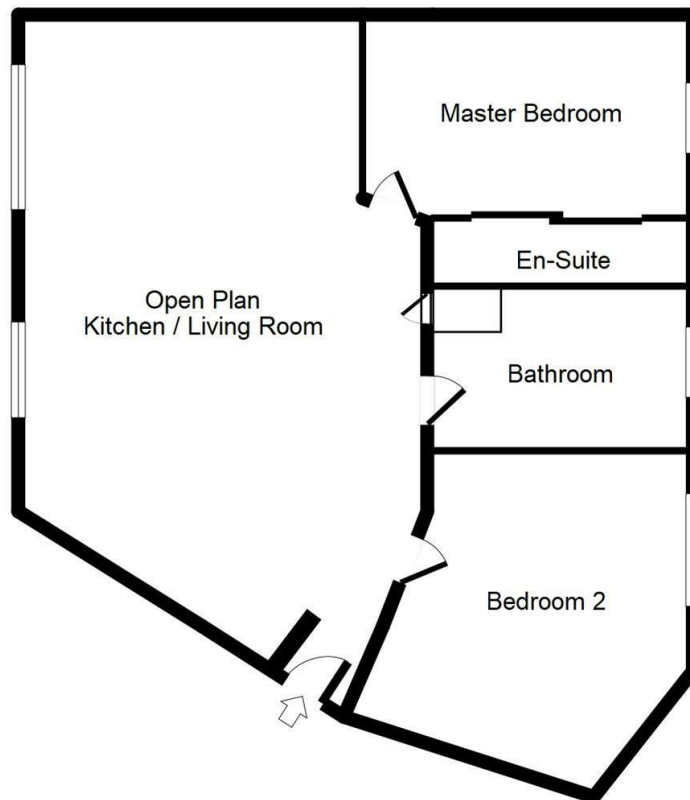
# BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM GROUND FLOOR FLAT

2 BEDROOMS, 2 BATHROOMS, OPEN PLAN KITCHEN / LIVING ROOM, ALLOCATED PARKING, SWIMMING POOL ACCESS

Middleton Estates are delighted to offer this 2 double bedroom ground floor flat in sought after "The Quay" development within Emerald Quay. Offering a spacious open plan kitchen / living / dining space with windows overlooking the boat moorings within the quay. There are 2 double bedrooms with the Master Bedroom benefiting from a newly fitted en suite shower room plus a further modern family bathroom. Other benefits include, energy saving electric radiators, new

boiler, new electrics and new flooring throughout. Shoreham Train Station is approximately 0.8 miles from the property providing direct train links to Brighton and up to London. Residents of Emerald Quay benefit from private allocated parking and use of communal gym and recently renovated indoor swimming pool.





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

"Call us for your free valuation."