



9 The Quay Emerald Quay | | Shoreham By Sea | BN43 5JP





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£285,000

*** GUIDE PRICE £290,000 ***

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE PURPOSE BUILT FLAT FORMING PART OF THE GROUND FLOOR OF THE BLOCK. THE PROPERTY BENEFITS FROM AN OPEN PLAN ENTRANCE HALL, 2 DOUBLE BEDROOMS, WEST FACING LOUNGE/ OPEN PLAN NEW MODERN KITCHEN WITH VIEWS OF THE YACHT BASIN, NEW MODERN SHOWER ROOM AND ALLOCATED PARKING SPACE. RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM. RESIDENTS CAN ALSO ACCESS A RECENTLY REFURBISHED NEARBY BAR. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS AGENT. NO UPWARD CHAIN.

- VIDEO ENTRY PHONE SYSTEM
- NEW BATHROOM
- IDEAL FOR BUY TO LET LANDLORDS
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN
- LOUNGE WITH VIEWS OF THE YACHT BASIN
- RESIDENTS GYM & POOL
- NEW KITCHEN
- IDEAL FOR FIRST TIME BUYERS

Front door leading to ENTRANCE VESTIBULE

video entryphone system, cloaks hanging area.

Leading to:

OPEN PLAN LIVING/DINING/KITCHEN AREA

20'7" x 15'11" (6.29 x 4.86)

double glazed windows to the rear having a westerly aspect with direct views of the yacht basin, range of built in storage cupboards with blue LED lighting, exposed wood worktop, slim line storage heaters.

KITCHEN AREA

comprising upvc sink unit with brush chrome stainless steel mixer tap, solid granite work top with wood worktop to the side with storage cupboards under, built in integrated dishwasher to the side, adjacent worktop with inset Baumatic four ring electric hob, Whirlpool electric oven under, matching range of slow closing cupboards to either side, display wine rack, glass backsplash with stainless steel and glass canopied extractor hood complemented by matching wall units over with undercounter lighting, further blue LED kick plate lighting, slim line storage heater, part solid wood flooring, space for tall fridge/freezer. Door giving access to airing cupboard with pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over.

Door off living room to:

BEDROOM 1

12'5" x 9'5" (3.80 x 2.89)

double glazed windows to the front having an easterly aspect, slim line storage heater, built in double wardrobe with hanging and shelving space, double door storage cupboard over, dressing area with range of drawers below, part wood panelled wall, sliding double mirrored door wardrobe giving access to:

EN SUITE SHOWER CUBICLE

comprising sparkle effect panelled walls with step in shower cubicle, independent wall mounted shower unit and separate shower attachment, folding glass shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, low level wc to the side, further sparkle effect walls, built in double door storage cupboard with shelving, double door storage cupboard below, pebble effect vinyl flooring, LED downlighters.

Door off entrance vestibule area to:

BEDROOM 2

11'5" x 11'3" (3.49 x 3.45)

double glazed windows to the front having an easterly aspect, slim line storage heater, built in triple door wardrobe with hanging and shelving space, high level

frosted glazed storage cupboard housing electric trip switches.

Door off living room area to:

BATHROOM

comprising panelled bath with contemporary style mixer tap with separate shower attachment, glass shower screen, sparkle effect panelled walls, vanity unit with inset enamelled sink unit with contemporary style mixer tap, double door storage cupboard under, low level wc to the side, heated hand towel rail, LED lighting in part of the skirting board, frosted double glazed windows to the front, spotlighting, vinyl flooring with pebble print, double mirrored doors to slim line storage cupboard with shelving.

ALLOCATED PARKING SPACE 9TQ

LEASE

95 years unexpired

MAINTENANCE £1762 per annum

GROUND RENT £200 per annum

SWIMMING POOL

GYM

NEW BAR AREA





TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

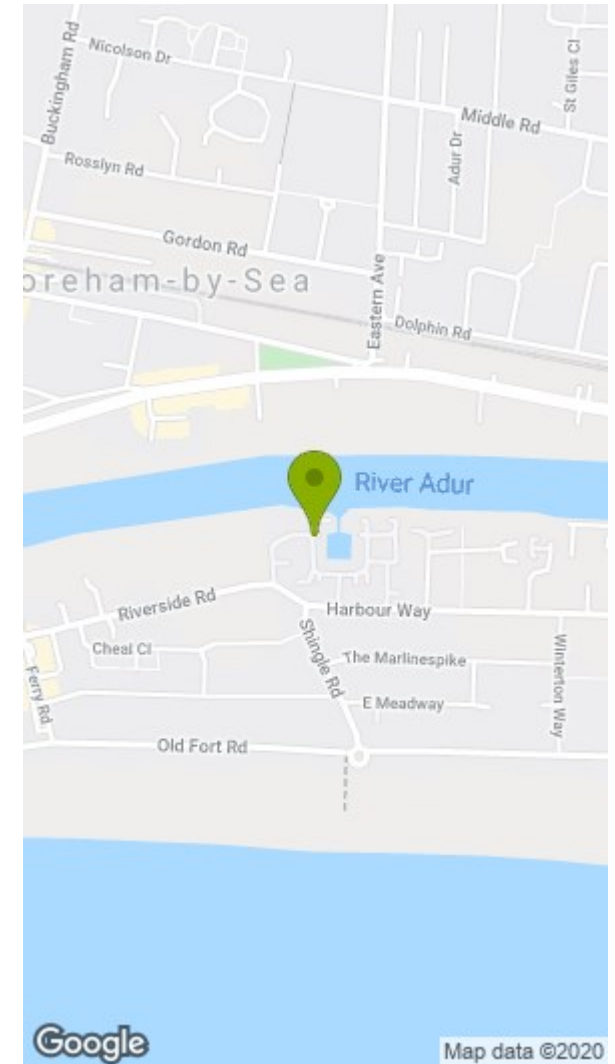
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Disclaimer

* 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	