



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



middletton
estates



Entrance Hall

W/C

Open Plan Living Room
14'67 x 14'00

Bedroom Two
09'79 x 09'96

Open Plan Kitchen
10'95 x 09'86

Family Bathroom

Bedroom One
10'21 x 10'90

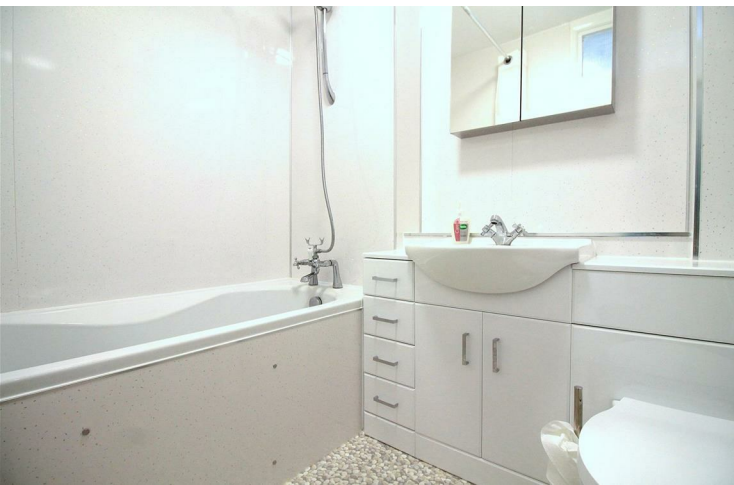
Total Living/Kitchen Area
18'81 x 20'32

RECENTLY REFURBISHED TWO BEDROOM APARTMENT WITH GARAGE IN SOUGHT AFTER EMERALD QUAY

TWO BEDROOMS, BATHROOM, OPEN PLAN LIVING/ KITCHEN, GARAGE, ALLOCATED PARKING, SHARE OF FREEHOLD, USE OF GYM & POOL

Middleton Estates are delighted to offer For Sale this recently refurbished high specification 2 double bedroom flat with garage in compound. Offering a spacious open plan kitchen / living / dining space There are 2 double bedrooms with the Master Bedroom benefiting from a newly fitted cloakroom plus a further modern family bathroom. Other benefits include, energy saving electric radiators, new boiler, new electrics, new flooring throughout and garage in compound with additional parking space. 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

"Call us for your free valuation."