



King John Court, Emerald Quay | Shoreham by Sea | BN43 5JQ

Guide Price £550,000





We are delighted to offer for sale this exciting opportunity to acquire this versatile four bedroom, three bathroom town house arranged over three floors with impressive views over the River Adur and Shoreham Town



Key Features

- Off Road Parking
- Integral Double Garage
- West Facing Rear Garden
- Lounge Through Dining Room
- Scope For Granny Annexe (stnpc)
- West Facing Terrace With Impressive Views Of The River Adur
- Ensuite Bathrooms To Two Bedrooms
- Enclosed Balcony
- Family Home
- Impressive Views Directly Overlooking The River Adur Towards The Footbridge, Shoreham Town Centre And Distant Downland Views



4 Bedrooms



3 Bathrooms



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted storage heater, tiled flooring, understairs recessed storage space, wall mounted electric meter, door leading into integral double garage.

INTEGRAL DOUBLE GARAGE Benefitting from up and over door, having power and lighting, roll edge laminate work surface, provision for washing machine, space for fridge/freezer, door to West facing rear garden. (Scope to convert stnpc).

INTERNAL HALLWAY

ENSUITE SHOWER ROOM Comprising shower cubicle having a wall mounted electric Triton shower being fully tiled, low flush wc, pedestal hand wash basin, tiled flooring, fully tiled walls, extractor fan.

ENSUITE GROUND FLOOR BEDROOM FOUR West aspect. Comprising pvcu double glazed window with fitted blind, wall mounted storage heater, coving.

FIRST FLOOR OPEN PLAN LANDING Comprising laminate flooring, wall mounted storage heater, coving, stairs to Second floor.

ENCLOSED BALCONY East aspect. Comprising pvcu double glazed window with fitted blind.

INTERNAL HALLWAY

SEPARATE WC Comprising low flush wc, pedestal hand wash basin, extractor fan.

OPEN PLAN LOUNGE/DINING ROOM East and West aspect benefitting from impressive views directly overlooking the River Adur towards the Footbridge and Shoreham Town Centre also having distant downland views. Comprising pvcu double glazed window, pvcu double glazed double doors, laminate flooring, wall mounted storage heater, coving.

WEST FACING TERRACE Benefitting from impressive views directly overlooking the River Adur towards the Footbridge and Shoreham Town Centre also having distant downland views.

KITCHEN West aspect benefitting from impressive views directly overlooking the River Adur towards the Footbridge and Shoreham Town Centre also having distant downland views. Comprising pvcu double glazed window with fitted blind, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring electric hob with Bosch oven below, extractor fan over, inset stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, space for fridge/freezer, provision for dishwasher, tiled flooring, coving.

INTERNAL Continued....

SECOND FLOOR LANDING Comprising loft hatch access with pull down ladder benefitting from power and lighting and being part boarded. Wall mounted storage heater, airing cupboard housing factory lagged hot water tank with slatted shelving.

ENSUITE BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted blind, coving, dado rail, wall mounted storage heater, built in storage cupboard with hanging rail, door to:-

ENSUITE SHOWER ROOM Comprising shower cubicle being fully tiled having a wall mounted electric Triton shower, hand wash basin, low flush wc, extractor fan, fully tiled walls, tiled flooring.

BEDROOM TWO Benefitting from impressive views directly overlooking the River Adur towards the Footbridge and Shoreham Town Centre also having distant downland views. Comprising pvcu double glazed window with fitted blind, wall mounted storage heater, coving.

BEDROOM THREE Benefitting from impressive views directly overlooking the River Adur towards the Footbridge and Shoreham Town Centre also having distant downland views. Comprising pvcu double glazed window with fitted blind, coving.

BATHROOM Comprising panel enclosed bath having a telephone style shower attachment over, pedestal hand wash basin, low flush wc, extractor fan, part tiled walls.

EXTERNAL

FRONT GARDEN Mainly laid to mature trees, shrubs and flowers, pathway leading to front door and patio area.

REAR GARDEN Laid to patio area with wooden arch and steps up to lawned area having various mature flowers and shrubs, timber built summerhouse, gate giving rear access, fence enclosed.

RESIDENTS COMMUNAL FACILITIES

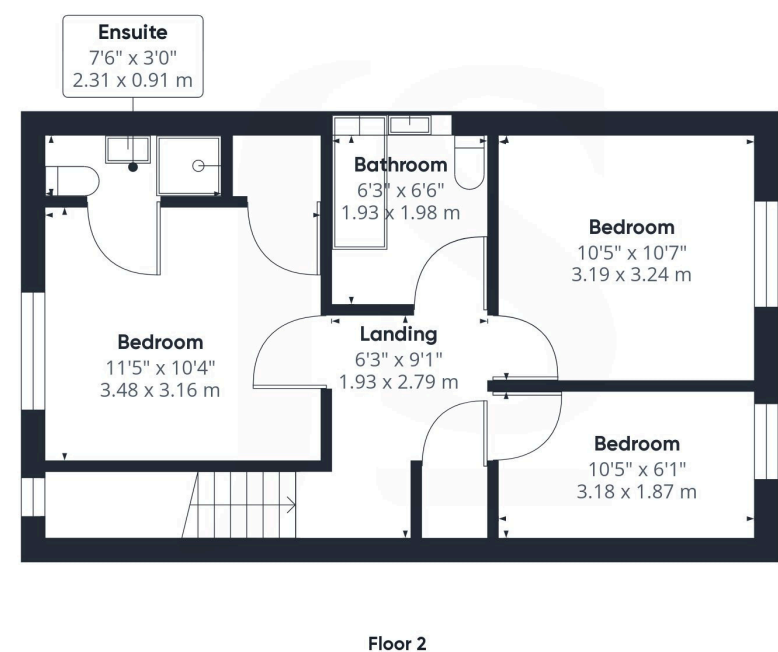
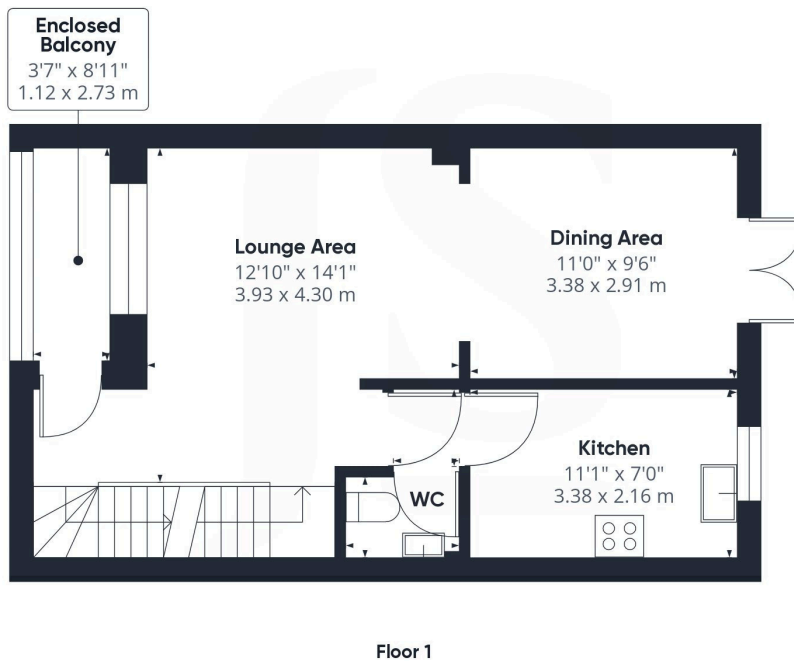
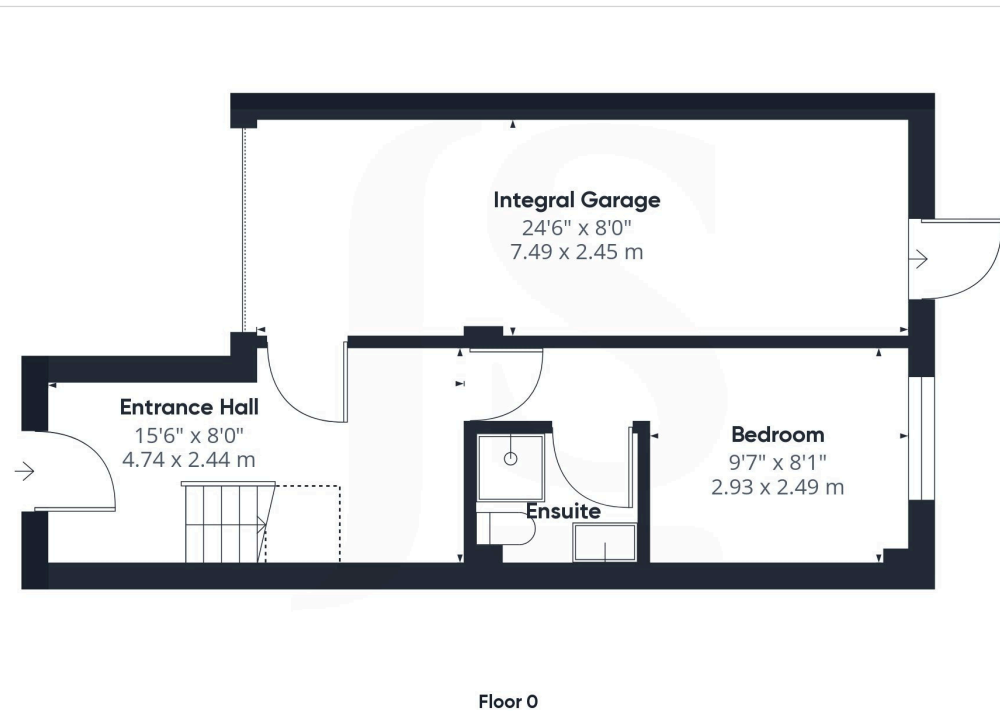
Include Swimming pool, gym, sauna, gardens, hot tub, electric charging points, laundry facilities. Annual maintenance charge:- Approximately £1000 per annum

LOCATION

Located in the Popular Emerald Quay Development, Emerald Quay residents have a delightful seaside home with exclusive use of the refurbished Swimming Pool, Sauna, Jacuzzi and Gym complex on site. The beach is just 5 minutes walk away; Shoreham Beach School is 2 minutes away, variety of shops and restaurants are within half a mile, and the centre of Shoreham is just across the footbridge, with its comprehensive shopping facilities, library, health centre and mainline railway station. There is a regular bus service directly outside the complex.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

- Floor area (as quoted by EPC: 1173 sqft)
- Tenure: Freehold
- Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.