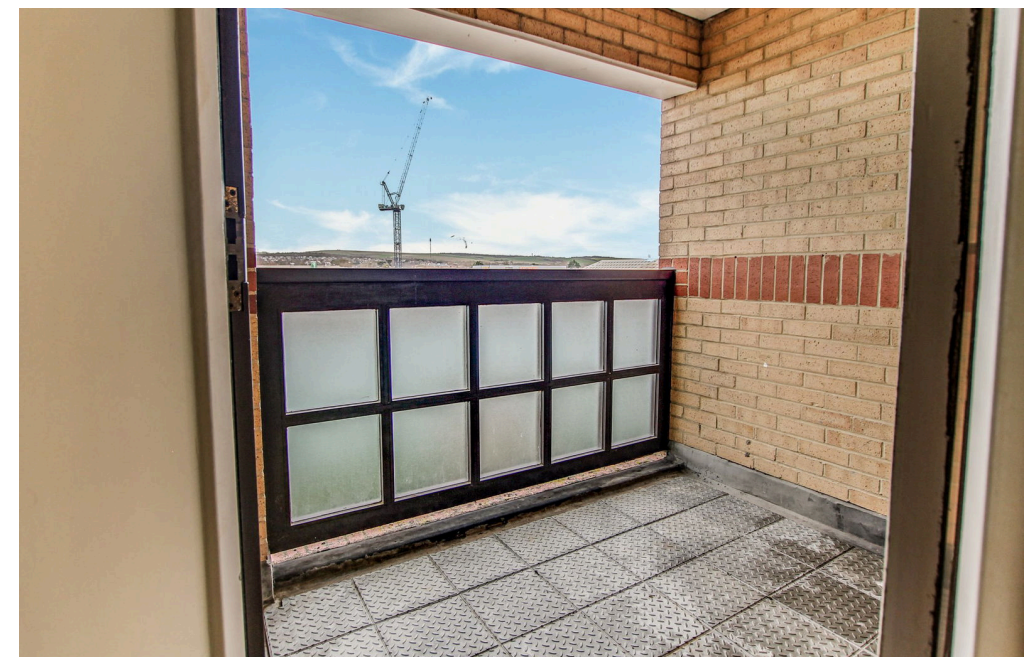**St Nicholas Place, Emerald Quay | Shoreham by Sea | BN43 5JR**

Guide Price £250,000

Jacobs|Steel

We are delighted to offer for sale this well presented two bedroom top floor apartment with direct River and Downland views, having the added benefit of an allocated parking space and garage close by.

Key Features

- Top Floor Apartment
- Two Bedrooms
- Howdens Fitted Kitchen
- Double Glazed Throughout
- Allocated Parking Space
- Garage Close By
- Access To Communal Sauna, Swimming Pool and Gym
- Private Balcony With Direct River And Downland Views
- Inspection Is A Must

2 Bedrooms

1 Bathroom

1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Security entryphone system, stairs leading to:-

SECOND FLOOR Private front door into:-

SPACIOUS ENTRANCE HALL Comprising carpeted floor, night storage heater, loft hatch access, single ceiling light fitting, security entryphone system, smoke detector, spacious cupboard housing hot water heater (installed approximately 18 months ago) with slatted shelving above and hanging rail also housing electric fuseboard.

BEDROOM TWO South aspect. Comprising carpeted floor, various power points, single wall mounted electric heater, double glazed window, single light fitting.

MASTER BEDROOM South aspect. Comprising carpeted floor, wall mounted night storage heater, various power points, double glazed window, single ceiling light fitting.

LOUNGE AREA Comprising carpeted floor, wall mounted night storage heater, double glazed window, various power points, coving, single ceiling light fitting, opening through to Kitchen. Door opening onto:-

PRIVATE BALCONY With distant downland views and direct River views.

KITCHEN North aspect. Comprising LVT flooring, square edge laminate work surfaces with cupboards below and matching eye level cupboards, space for freestanding fridge/freezer, various power points, integrated oven with four ring electric hob above and extractor fan over, part tiled splashbacks, space and provision for washing machine, integrated one and a half bowl single drainer sink unit with mixer tap, single ceiling light fitting

FITTED BATHROOM Comprising tiled floor, part tiled walls, low flush wc, pedestal hand wash basin, panel enclosed bath with shower attachment over, wall mounted mirror, wall mounted electric heater, extractor fan, single ceiling light fitting.

EXTERNAL

ALLOCATED PARKING SPACE Located directly below the apartment.

GARAGE In compound opposite Marys Place.

COMMUNAL FACILITIES Swimming pool, sauna, jacuzzi, gym, residents bar, gardens
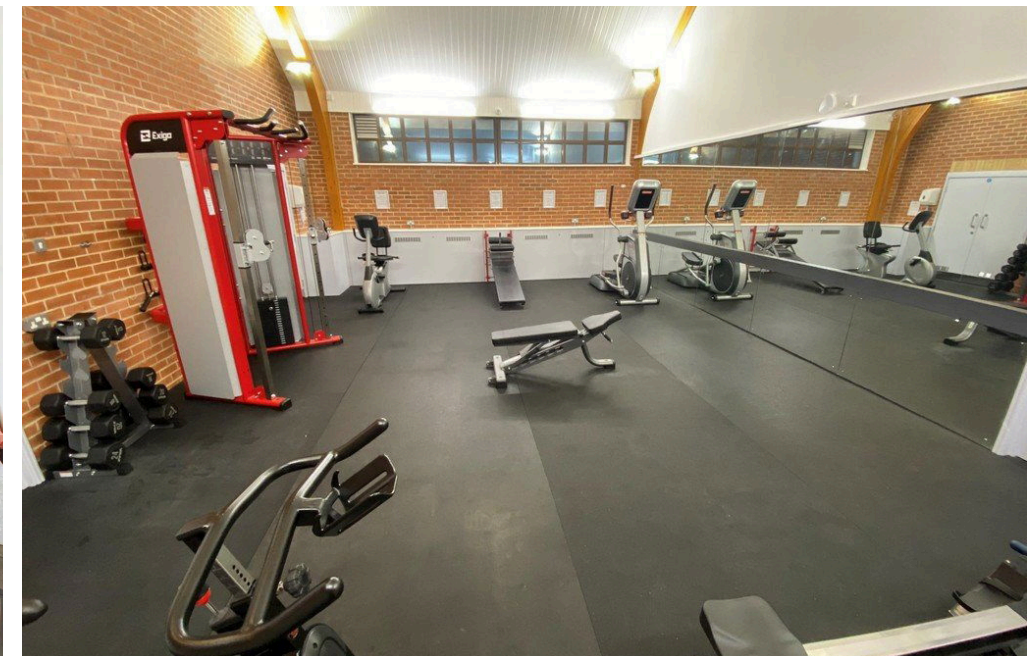
TENURE

Leasehold
Lease - Approximately 289 years remaining
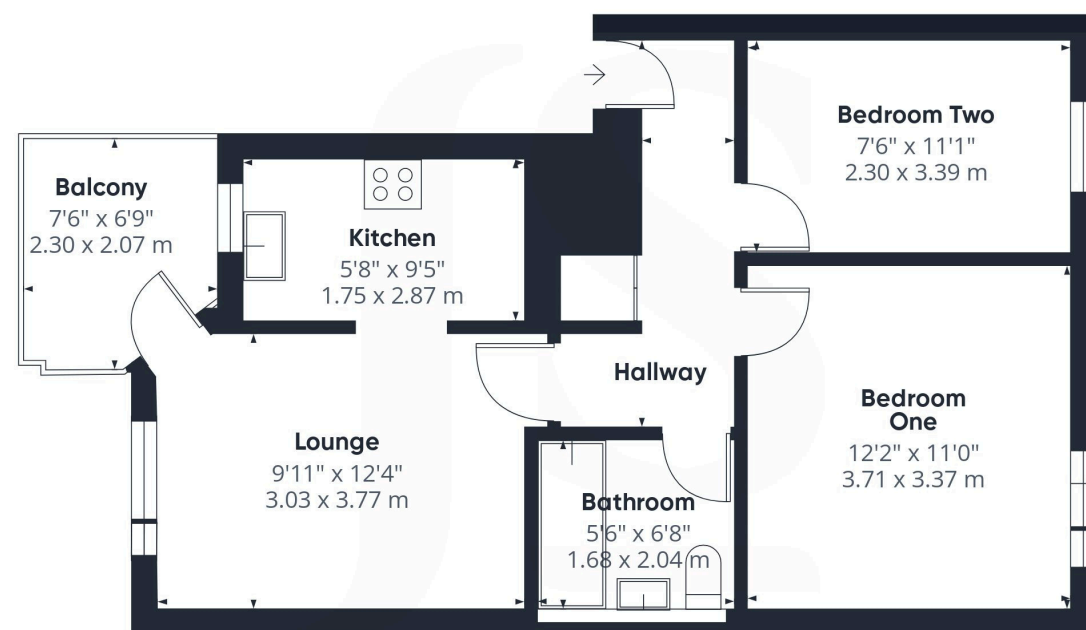Maintenance: Approximately £2350 per annum
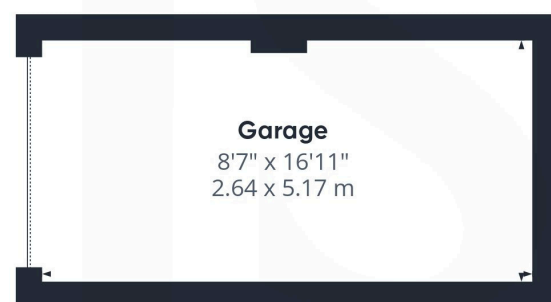Ground rent : Tbc

LOCATION

Located in the Popular Emerald Quay Development being within close proximity to the River Adur and local shops in Ferry Road, access to the beach is also within half-a-mile. There is a footbridge over the River Adur to Shoreham centre with its comprehensive shopping facilities, library, health centre and mainline railway station.

Floor Plan

Ground Floor — Building 1

- **Balcony** 7'6" x 6'9" 2.30 x 2.07 m
- **Kitchen** 5'8" x 9'5" 1.75 x 2.87 m
- **Bedroom Two** 7'6" x 11'1" 2.30 x 3.39 m
- **Hallway**
- **Bedroom One** 12'2" x 11'0" 3.71 x 3.37 m
- **Lounge** 9'11" x 12'4" 3.03 x 3.77 m
- **Bathroom** 5'6" x 6'8" 1.68 x 2.04 m

Ground Floor   Building 1

Ground Floor — Building 2

- **Garage** 8'7" x 16'11" 2.64 x 5.17 m

Ground Floor   Building 2

Approximate total area[(1)]
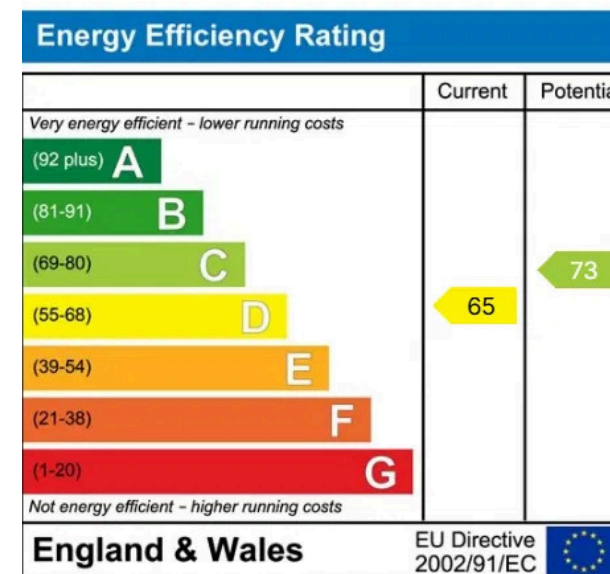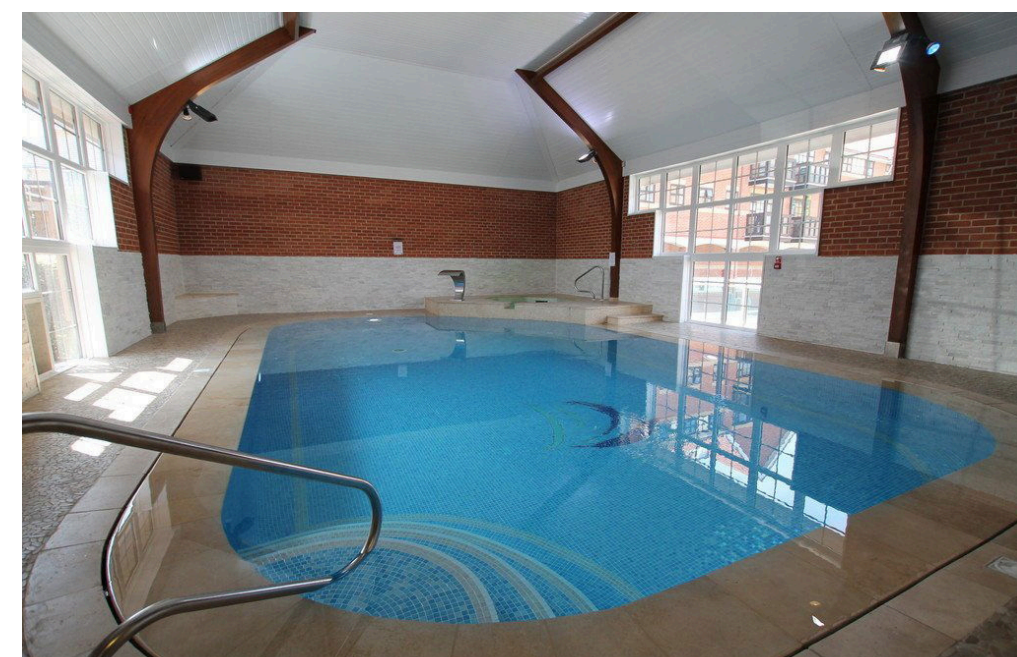
653 ft²
60.6 m²

Balconies and terraces

46 ft²
4.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(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: 538 sqft

Tenure: Leasehold

Council tax band: C

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 offi ce 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 fl oorplans are correct and drawn as accurately as possible, they are to be used for layout and identifi cation 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 fi res, electrical goods/ fi ttings or other fi xtures, unless expressly mentioned, are not necessarily included with the property.