



Shoreham-By-Sea, West Sussex BN43 5JL

£189,950

**shore
estates**



Emerald Quay

Shoreham-By-Sea, West Sussex

SALE AGREED BY SHORE ESTATES! This is a first floor flat situated in Emerald Quay on the ever popular Shoreham Beach.

The property is offered for sale in excellent decorative order throughout and would make a perfect first time buy or buy to let purchase.

Benefiting from two double bedrooms, a spacious living area with a south facing window overlooking communal gardens, a modern fitted kitchen and a modern fitted bathroom.

The master bedroom is situated at the rear of the flat and also enjoys a walk in wardrobe area.

The flat also benefits from having an allocated parking space and use of the Emerald Quay swimming pool and gym.

Emerald Quay is situated on Shoreham Beach which benefits from having easy access to Shoreham High St via the Adur footbridge.

Lease and maintenance available on request.

For more information or to arrange a viewing, please contact Shore Estates on 01273 830555.

- 1st Floor Flat
- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Fitted Bathroom
- Allocated Parking Space



Entrance Hall

Lounge

10'3" x 14'8" (3.13m x 4.48m)

Kitchen

10'0" x 7'9" (3.07m x 2.38m)

Bed 1

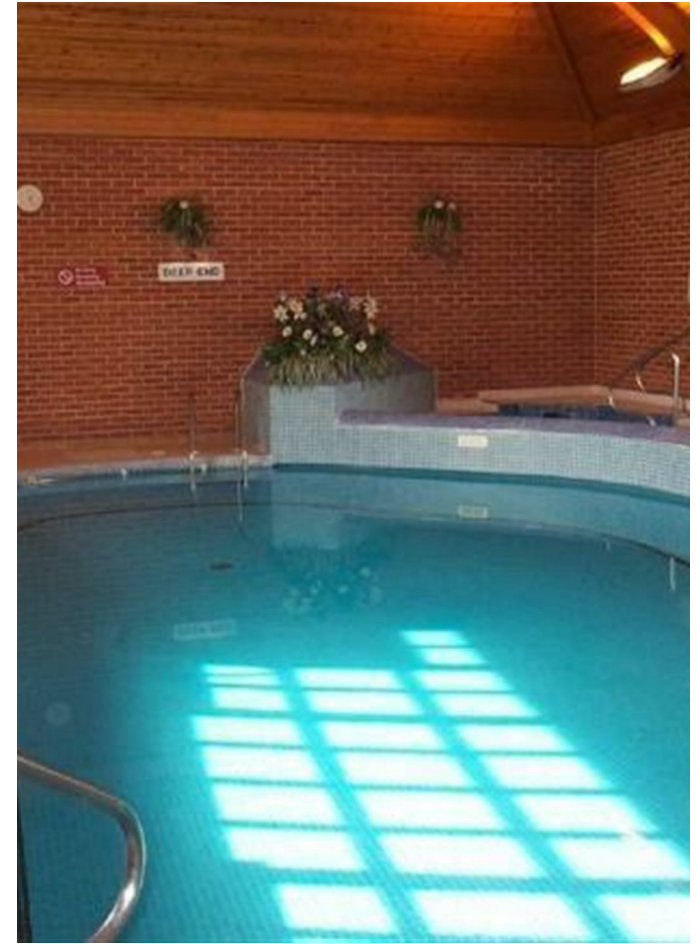
12'9" x 10'3" (3.90m x 3.13m)

Bed 2

10'3" x 7'6" (3.13m x 2.30m)

Bathroom

6'6" x 6'6" (2.00m x 2.00m)



First Floor

Approx. 56.2 sq. metres (605.2 sq. feet)

