



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





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£325,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE SECOND AND THIRD FLOOR DUPLEX OF A PURPOSE BUILT BLOCK. THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, 3 DOUBLE BEDROOMS, WEST FACING LOUNGE/ OPEN PLAN NEW MODERN KITCHEN, VELUX BALCONY WITH VIEWS OF THE YACHT BASIN, NEW MODERN SHOWER ROOM, NEW MODERN EN-SUITE BATHROOM AND ALLOCATED PARKING SPACE. RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- NEW KITCHEN
- ALLOCATED PARKING SPACE
- 3 DOUBLE BEDROOMS
- NEW SHOWER ROOM
- NO UPWARD CHAIN
- MAISONETTE
- NEW EN-SUITE BATHROOM
- WEST FACING LOUNGE
- VELUX BALCONY



## Front door leading to ENTRANCE HALL

4.47m video entryphone system.

Door off entrance hall to:

### BEDROOM 1

12'7" x 11'8" (3.85 x 3.58)

double glazed windows to the front having a westerly aspect with direct views of the Yacht Basin, twin sliding double door wardrobe with hanging and shelving space, single storage cupboard to the side housing hot water cylinder with fitted immersion heater, pressurised cylinder over, electric convector heater.

Twin sliding mirrored doors off bedroom 1 to:

### EN SUITE BATHROOM

The walls to the bathroom have sparkly effect panelling, comprising bath with contemporary style mixer tap and separate shower attachment, Bristol independent wall mounted shower unit with separate shower attachment, glass shower screen, kickplate to the bath with LED lighting, vanity unit with inset enamelled sink unit and contemporary style mixer tap, drawers and storage cupboards below, heated hand towel rail, low level wc. Door to storage cupboard with shelving, pebble effect vinyl flooring, LED downlighting.

Door off entrance hall to:

### BEDROOM 2

12'10" x 9'3" (3.93 x 2.83)

double glazed windows to the front having an easterly aspect, two built in double door wardrobes with hanging and shelving space, electric convector heater.

Door off entrance hall to:

### BEDROOM 3

9'3" x 9'3" (2.83 x 2.83)

of irregular shape, double glazed windows to the front having an easterly aspect, built in sliding double mirrored door wardrobe with hanging and shelving space.

Door off entrance hall to:

### SHOWER ROOM

being part sparkly panelled walls, step in shower cubicle with built in rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset enamelled sink unit with contemporary style mixer tap, drawers and storage cupboards under, heated hand towel rail, frosted double glazed windows to the front, skirting with inset LED lighting, extractor fan, LED downlighters.

Door off entrance hall to:

### LOBBY AREA

### TURNING STAIRCASE TO OPEN PLAN LOUNGE/KITCHEN

with inset LED lighting to stairs.

### LOUNGE AREA

16'4" x 13'5" (5 x 4.10)

with sloping ceiling, Velux window to the front having an easterly aspect with Velux balcony style windows to the rear having a westerly aspect with direct views of the yacht basin.

### KITCHEN AREA

13'1" x 5'2" (4 x 1.60)

comprising stainless steel sink unit with mixer tap inset into sparkle effect worktop, Ariston four ring electric hob to the side with Zanussi electric oven under, range of drawers and storage cupboards to the side, built in integrated fridge to the side, built in integrated freezer to the side, built in Hotpoint dishwasher to the side, matching sparkle effect backsplash with matching wall units over, stainless steel and glass canopied extractor hood to the side, pebble effect vinyl flooring, LED downlighting.

### ALLOCATED PARKING SPACE

### SWIMMING POOL

### GYM

### LEASE

125 years from 1988 - 98 years remaining.

### MAINTENANCE

£1800 per year

GROUND RENT £200 per year



