



Marys Place, Emerald Quay, Shoreham Beach
Offers Over £250,000

Marys Place, Emerald Quay, Shoreham Beach

The Property & Area

Welcome to Emerald Quay on Shoreham Beach.

This is a stylish, modern apartment situated in the sought-after Emerald Quay development in Shoreham-By-Sea. This beautiful first floor apartment, with its water views and fantastic resident's swimming pool, gym and Spa, is the perfect home for those who are looking a coastal lifestyle.

As you step into this sunny and light-filled apartment, you'll be immediately greeted by the contemporary design. The spacious lounge provides a comfortable and relaxing space.

One of the highlights of this property is the two private terraces, strategically positioned to showcase the lovely views of the River Adur and Emerald Quay's own mini harbour.

The apartment has two bedrooms, both offering natural light. The main bedroom has a fitted wardrobe and access to the 2nd terrace, which is covered. The second bedroom is equally bright and inviting, perfect for guests, children, or even a home office.

The modern kitchen is open to the lounge and enjoy modern features and worktops. The adjoining lounge area provides the ideal space for entertaining, with plenty of room for a dining table and chairs.

Residents of Emerald Quay also have access to a range of leisure facilities. Enjoy a swim in the on-site swimming pool, or unwind in the sauna or hot tub. There is also a well equipped gym making it easier than ever to exercise close to home and save on a gym fee! These facilities elevate the community and ensure a high standard of living for all residents.

Furthermore, this apartment benefits from the convenience of an allocated parking space, allowing you to park with ease. Located in this popular Shoreham Beach location, this apartment offers the perfect blend of a peaceful coastal setting and easy access to local amenities. You'll have the picturesque foreshore just a short stroll away, and the town centre nearby via the Adur Ferry Footbridge leading onto Shoreham High Street with its array of charming cafés, restaurants, and boutique shops.

Material Information:

Tenure: Leasehold

Lease: 125 years from 1 January 1988 (A new lease will be offered on completion)

Service Charge: 1st Jan 2025 - 30th June 2025: £886.00, plus £328 of estate works.

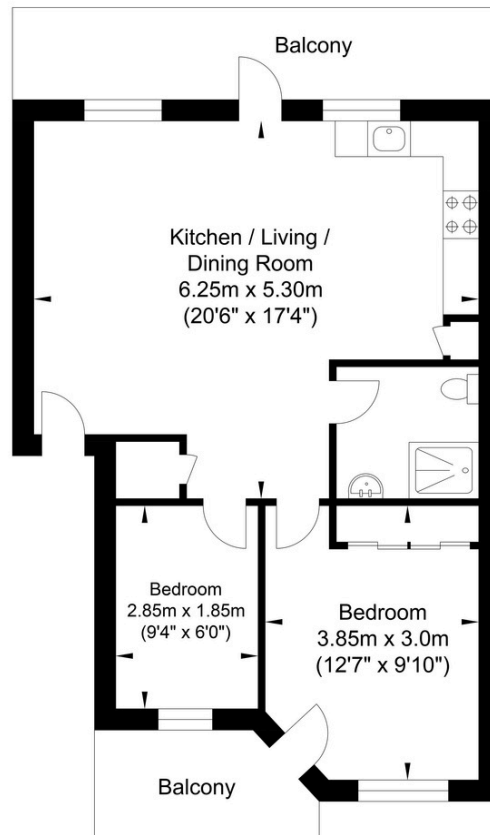
Ground Rent: £200 PA

Council Tax: C

EPC: C



Emerald Quay, Shoreham-by-Sea



Approximate Floor Area
534.96 sq ft
(49.70 sq m)

Approximate Gross Internal Area = 49.70 sq m / 534.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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