



**South Point, Emerald Quay, Shoreham Beach West Sussex BN42 4GG**  
Guide Price £290,000



# South Point, Emerald Quay, Shoreham Beach, West Sussex BN42 4GG

## The Property & Area

Located in South Point which is part of the Emerald Quay development in Shoreham-by-Sea, this cleverly designed three-bedroom first-floor flat offers an excellent opportunity for families, professionals, or investors seeking a property with modern amenities and a prime location.

The flat is thoughtfully laid out to maximise space and functionality. Upon entering, you are welcomed into the hallway that leads on to an inviting open-plan living space that seamlessly integrates the lounge and kitchen. The kitchen is modern and well-equipped, featuring sleek units and integrated appliances, making it ideal for everyday use.

The property boasts three bedrooms, one with built in wardrobes, ensuring ample accommodation for a growing family or the flexibility to create a home office or guest room. The family bathroom provides a comfortable and contemporary space for relaxation.

One of the standout features of this property is the range of exclusive facilities available to residents. These include a swimming pool, gym, and a function room that can be hired for private events, adding significant value and convenience to your lifestyle.

In addition to the attractive interior and amenities, the flat benefits from an allocated parking space, offering practicality and peace of mind. The property will also come with a new lease upon completion, ensuring a secure and hassle-free investment for the new owner.

The location of this flat is another key highlight. South Point is situated just a short walk from Shoreham Beach First School, making it an excellent choice for families with young children. The high street, with its range of shops, cafes, and amenities, is only 0.6 miles away, while Shoreham's mainline railway station is under a mile from the property, providing excellent transport links to Brighton, London, and beyond. For those seeking outdoor activities, the proximity to the beach, river, and local parks offers endless opportunities to explore and enjoy.

The flat is presented in good condition throughout, ready for the new owner to move in and start enjoying all that it has to offer. Combining modern living with a host of additional benefits and an enviable location, this property is not to be missed.

Schedule your viewing today to fully appreciate the lifestyle and convenience this three-bedroom flat in Shoreham-by-Sea has to offer. Call us on 01273 661 577 for more information or to arrange a viewing.

### Material Information

Tenure - Leasehold

Service Charges - Estate Charge 2025 - £986.20 / Block

Maintenance - £911.64 TOTAL SERVICE CHARGES 2025 - £1,897.84

Ground Rent - £100 pa

Lease Length - 125 Years from 1st January 1988 (The seller is offering a newly extended lease on completion with 200 years being added to the current lease giving a new lease of 287 years)

Council Tax Band - C

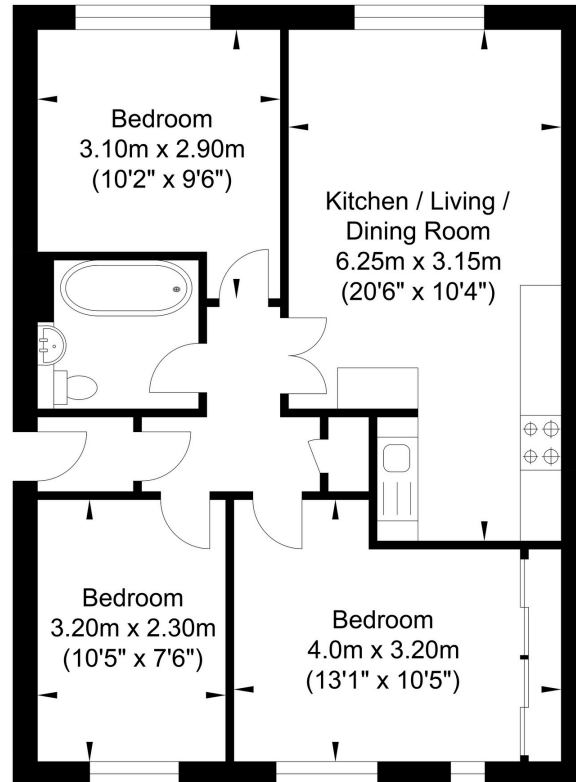






# Floorplan

## Emerald Quay, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
616.23 sq ft  
(57.25 sq m)

Approximate Gross Internal Area = 57.25 sq m / 616.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Oakley

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