



BERTH NO 11 Emerald Quay | Shoreham-By-Sea | BN43

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WB
WARWICK BAKER
ESTATE AGENT



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£15,000

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET A RARELY AVAILABLE 8 METRE BERTH, LOCATED AT THE HEART OF A POPULAR DEVELOPMENT ON SHOREHAM BEACH. THE BERTH PAYS £90 PER ANNUM MANAGEMENT FEE PLUS 1/20th OF ANY EXPENDITURE. VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular. Shoreham Beach has two local parades of shops with some open on Sundays, as well as a school, three nurseries and a church. It is flanked by the sea to the south and the river to the north.

BERTH

The berth has access to mains electricity

PROPERTY FUSION MANAGING AGENTS





Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC