



Price Guide £475,000

Seagate Court, Shore Road, East Wittering, Chichester, PO20 8DX





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Situated in the desirable Seagate Court complex, this idyllic, top floor, seafront flat, boasts one of the best views on South Coast. Seagate Court is a private, gated community with parking on offer on a first come first served basis. Flat 11 also benefits from a having a garage within the complex for reserved parking or storing water sports equipment and beach toys. The complex also has the added advantage of being in a village centre location with a wonderful array of independent village shops, cafes and restaurants along with 2 supermarkets, a Medical Centre and Dental Practice a short walk away. From the village of East Wittering there are further connections to the Cathedral City of Chichester, Goodwood, rail routes to London and the wider Sussex and Hampshire areas via the 52 and 53 bus routes.

Flat 11 presents an ideal holiday let investment with a strong history of repeat guests over a 10-year period.

From the West facing balcony you can enjoy uninterrupted views over East Wittering beach, The Solent, Isle of Wight and the fantastic sunsets this area has to offer. The double aspect living room again enjoys views over the local coastline and the communal garden area, with floor to ceiling windows abounding the living area with natural light.

Both bedrooms also enjoy vistas of the local beach or communal gardens. Bedroom 1 is currently configured for a double bed and Bedroom 2 configured as a twin room, but both have flexibility to be changed to suit owners'

preference or holiday let guests. There are built in wardrobes in both bedrooms providing enough hanging and storage space, without the need of additional furniture giving the rooms a generous space. Further to this there is a cleverly designed door in Bedroom 1 which leads directly onto the balcony.

The galley kitchen comes equip with single electric oven and grill, electric hob, extractor fan, integrated fridge/freezer, integrated dishwasher, integrated microwave, washing machine and is lined with worktops and cupboards. A tiled bathroom with laminate flooring houses a full-sized bath with shower over, WC, Basin and wall mounted mirrored storage unit.

The property is connected to all mains services except gas and is heated by night storage heaters.

Leasehold: There is currently 47 years remaining on the lease and a new 999 year lease is in the process of being acquired. Owners will receive one share in the company known as Seagate Court Management Ltd.

Maintenance: The service charges for this annum currently stands at £1,927.00.

Council Tax Band- C

Viewing is strictly by appointment with the office- 01243 672217





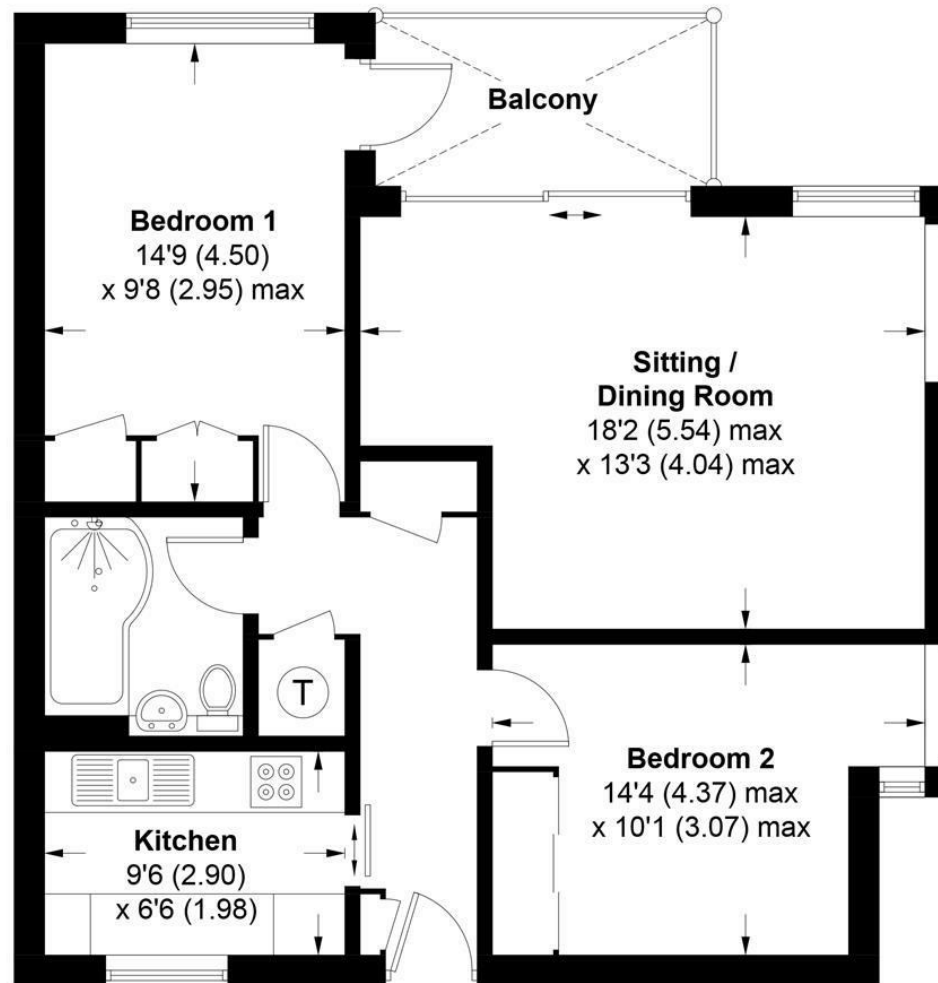






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APPROXIMATE GROSS INTERNAL AREA = 720 SQ FT / 66.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1076145)

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