



Price Guide £465,000

53 Marineside, Bracklesham Bay, Nr Chichester, West Sussex PO20 8JJ





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Directly overlooking the beach with stunning panoramic views across to the Nab Tower and the Isle of Wight and also westwards along The Solent to Portsmouth, a two bedroom, 'ground floor', sea front flat completely updated by the owners, beautifully presented and available with immediate vacant possession. Situated in a gated, private development, the flats have recently undergone a major works program which has included repairing the structure, adding an external cladding system and upgrading the entrance with glass and polished stainless steel balustrades. The property could provide a superb holiday home or marine residence forming part of a popular, private waterside development with boat ramp and electric winch facility.

Virtual Viewing Link: <https://my.matterport.com/show/?m=B6btwnes5NS>

Communal Entrance Lobby with a flight of eight stairs leading to the Entrance Hall: Three storage cupboards. Oak flooring.

Living/Dining Room: (S) Superb views across The Solent to the Isle of Wight. TV point with Sky connection point (private connection to Sky required). Oak flooring. Opening through into Kitchen.

Kitchen: (S and W) Double aspect sea view. Comprehensive range of wall and floor cupboard units and drawer unit with one and a half bowl inset sink unit. 'Neff' Gas hob with 'AEG' electric cooker below and 'AEG' cooker hood over. Integrated fridge/freezer, automatic washing machine and dishwasher. Wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom One: (N and W) Sea view. Triple built-in double wardrobe with mirrored central section.

Bedroom Two: (N) Double built in wardrobe cupboard.

Shower Room (formerly a bathroom): Fully tiled and recently fitted with a walk in shower having a fitted glass screen and both a rain shower head and handheld attachment. Semi-recessed W.C. and vanity unit with wash hand basin. Chrome ladder style towel rail.

Outside: The estate is private and access is through electrically operated gates into the communal gardens. These can also be opened remotely via the owners mobile phone when guests contact them.

Within the grounds there is a dinghy park area with a boat launching ramp and electric winch for the use of the residents.

On the ground floor (street level) of the flats there is a very useful and large store cupboard, shared 50/50 with one other flat, suitable for canoes, wind surfers, bicycles etc.

Garage: in a block nearby with additional non-allocated occasional parking within the estate.

Lease: The flat is leasehold held on a 999 year lease from 1967. Purchasers will have an 18th share in the freehold company, Leasonhurst Management Company Limited. The maintenance cost per flat is presently £2500 per annum, this includes items such as building insurance, general repairs, cleaning of the hallways and window cleaning. In addition, all of the residents of the Marineside Estate (Marineside Residents Association) pay an annual charge which is for the maintenance of the communal grounds, lighting, roads and pathways. Presently, there are plans in hand to upgrade the paths, roads, lighting and grounds for which funds are in place. Under the terms of the lease there is a NO PETS rule.

Viewing: By appointment with the office please.











# 53, Marineside, PO20 8JJ

APPROXIMATE GROSS INTERNAL AREA = 775 SQ FT / 72.0 SQ M



## GROUND FLOOR

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. (ID1021020)

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