



Price Guide £425,000

35 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 along 'The Solent' to the Isle of Wight and Portsmouth and also to Selsey Bill. A top floor sea front flat available with immediate vacant possession and no onward chain. The property would provide a superb holiday home or marine residence forming part of this popular, private, gated waterside development with boat ramp and electric winch facility.

**Entrance Hall:** Two built in storage cupboards. Built in linen cupboard.

**Living/Dining Room:** (S) Superb panoramic views across The Solent to the Nab Tower and the Isle of Wight. Double glazed sliding door leading to a South Facing balcony. 'Rointe' electric radiator. TV point with Sky connection point (private connection to Sky required).

**Balcony:** (S) South facing. Direct views across and along the Solent to the Isle of Wight.

**Kitchen:** (S and E) Double aspect sea views, out to sea and eastwards to Selsey Bill. Blue/gray wall and floor cupboard units with inset single drainer sink unit, 'Hotpoint' ceramic hob and 'Hotpoint' built in electric oven below and plumbing for automatic washing machine. Cupboard with hot tank and immersion heater and space for fridge/freezer. Larder cupboard.

**Bedroom One:** (N and E) Distant views to The South Downs and along the coast to Selsey Bill. Triple built-in double wardrobe. 'Roint' thermostatically controlled electric radiator.

**Bedroom Two:** (N) Distant views to The South Downs. Double built in wardrobe cupboard. Radiator.

**Bathroom:** views to Selsey Bill. white bathroom suite comprising panelled bath with folding glass shower screen and 'Mira' vigour

electric thermostatically controlled shower over. Pedestal wash basin with w.c. and recessed cistern. Part tiled walls.

**Outside:** The estate is private and access is through electrically operated gates via key pad or remote control.

**Garage:** There is a garage (No 17) with metal up and over door situated in a compound near by. The garage is the second from the southern end on the eastern row.

**Parking:** The estate has additional non-allocated parking spaces.

The communal gardens are laid to lawn with paved paths and lighting. There are two separate dinghy park areas for owners boats (these have to be registered with the managing agents KTS) and a single boat launching ramp which has an electric winch for the use of the residents only.

On the ground floor of the flat block there is a very useful and large store cupboard suitable for canoes, wind surfers etc.

**Service Charge:** Lease held on a 999 year lease from 1967. with owners benefitting from 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 stairs and hallways and window cleaning.

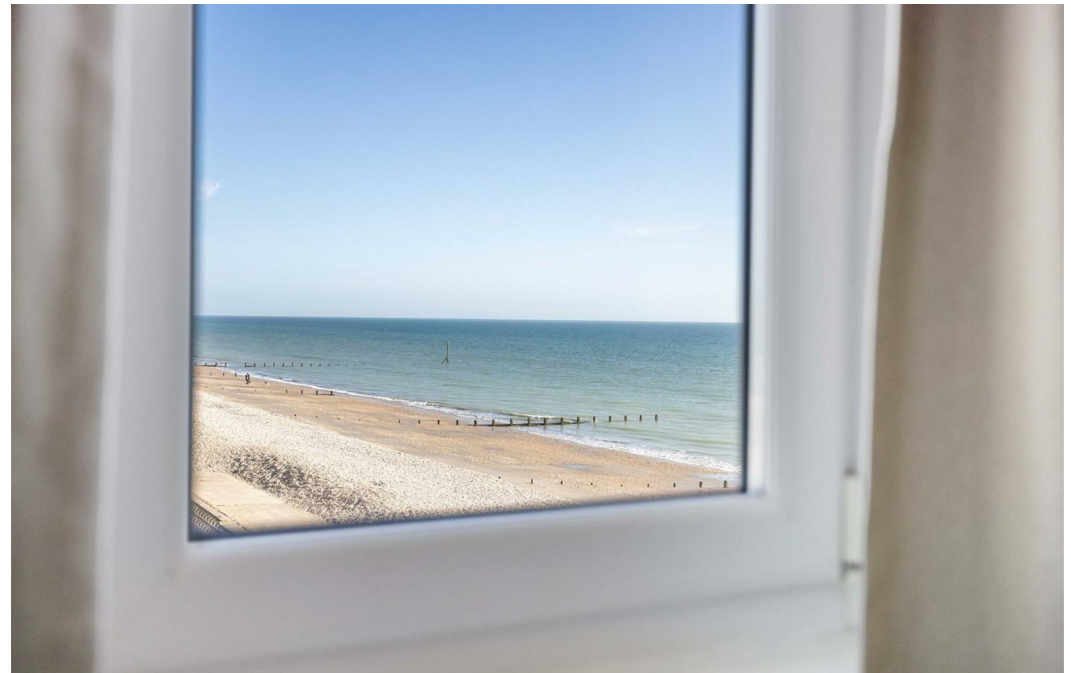
In addition Marineside residents are members of the Marineside Residents Association and pay a sum of approx. £530 per annum which is for the maintenance of the communal grounds, boat ramp, lighting, roads and pathways.

**Viewing:** By appointment with the office please.















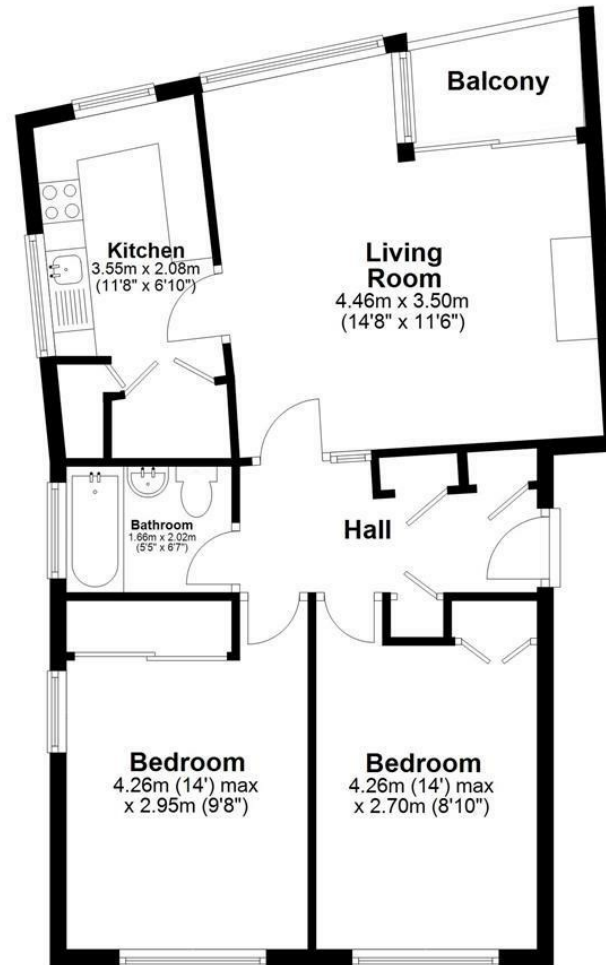






## Floor Plan

Main area: approx. 62.8 sq. metres (675.7 sq. feet)  
Plus balconies, approx. 2.6 sq. metres (28.2 sq. feet)



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