



Price Guide £299,950

57 Marineside, Bracklesham Bay, Sussex PO20 8JJ





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Directly overlooking the beach with stunning panoramic views across and along 'The Solent' to the Isle of Wight and Portsmouth. A superbly presented first floor sea front flat which has been comprehensively updated in the last five years and is now available for sale with nearly all of the contents, furniture and integrated kitchen white goods. The property has been successfully let for holiday rentals and would provide a superb holiday home or marine residence forming part of a popular, private waterside development with boat ramp and electric winch facility. Also, the flat has the advantage of being offered with immediate vacant possession.

Entrance Hall: Three storage cupboards.

Living/Dining Room: (S) Superb views across The Solent to the Isle of Wight. Two radiators. TV point with Sky connection point (private connection to Sky required). Full height double glazed sliding door leading to a South Facing balcony.

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

Kitchen: (S and E) Double aspect sea view. Contemporary, white gloss units comprising inset single drainer stainless steel sink unit and a comprehensive range of wall and base cupboards including pan drawers. 'Neff' 5 ring gas hob with 'Neff' electric oven below and cooker hood over. Integrated 'Hotpoint' fridge/freezer. Integrated dish washer and washer dryer. Wall cupboard with 'Vaillant' gas fired boiler for central heating and hot water.

Bedroom One: (N and E) Sea view. Triple built-in double wardrobe. Radiator.

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

Bathroom: Contemporary bathroom suite comprising panelled shower/bath with curved glass shower screen and mains, thermostatically controlled shower over. Pedestal wash basin and low level w.c. W with soft close lid. chrome ladder radiator. Extractor fan.

Outside: The estate is private and access is through electrically operated gates into the communal gardens. 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 of the flats there is a very useful and large store cupboard suitable for canoes, wind surfers etc.

Garage: No. 3, in a block nearby with additional non-allocated occasional parking within the estate.

Service Charge: 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. All the residents of the Marineside Estate (Marineside Residents Association) pay a sum of approx. £500 per annum which is for the maintenance of the communal grounds, lighting, roads and pathways.

Important Note: There are plans for upgrading the structure and exteriors of the flats which will include very high quality insulating cladding. For more details on this please call and speak to Kevin Bailey on 01243 672217.

Viewing: By appointment with the office please.





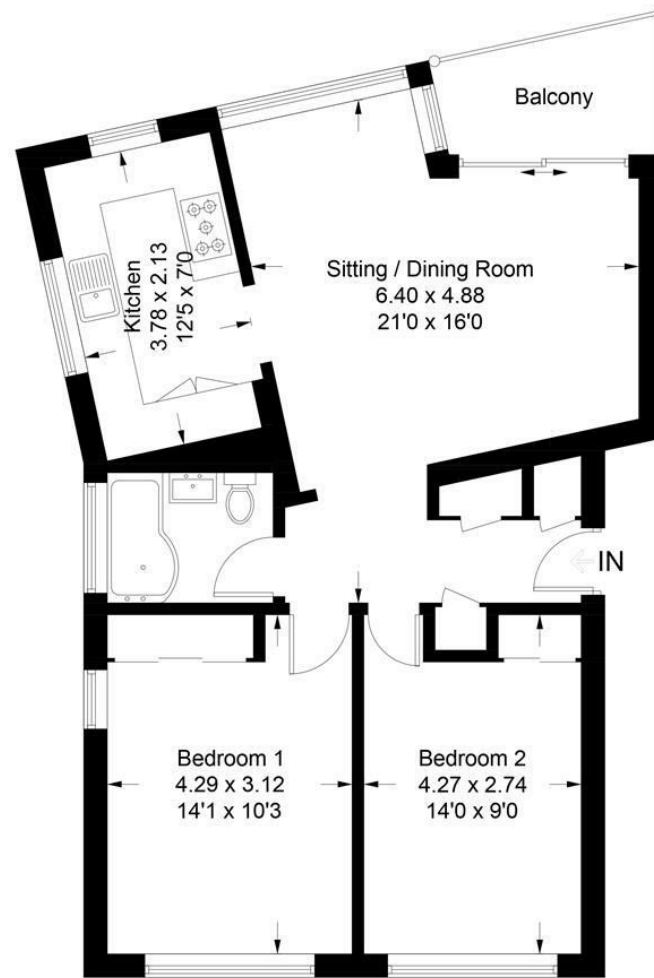






57 Marineside, East Bracklesham Drive, PO20 8JJ

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID716326)

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