



Price Guide £289,950

45 Marineside, Bracklesham Bay, West Sussex PO20 8JJ





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Situated in this enviable location directly overlooking the beach with glorious panoramic views along the bay, over The Solent towards the Isle of Wight and across to the Nab Tower.

A two bedroom first floor flat situated on the popular private, Marineside waterside estate, which offers facilities for dinghy parking and a launching ramp for residents use. The property has electric heating and upvc framed double glazing.

Virtual Viewing: <https://my.matterport.com/show/?m=VqUoXmXpbN7>

**ENTRANCE HALL:** Two built in store cupboards with cupboards over. Linen cupboard.

**LIVING ROOM:** (S) Superb views across The Solent to the Isle of Wight. Laminate flooring. Sliding double glazed door onto South facing Balcony.

**KITCHEN:** (S and E) Double aspect sea view. White wall/floor cupboard and drawer units with inset single drainer stainless steel sink unit. Electric ceramic hob with built in electric cooker below. Cupboard with hot and immersion heater for domestic hot water.

**BEDROOM ONE:** (N and E) Sea view. Double built-in wardrobe.

**BEDROOM TWO:** (N) Double built in hanging wardrobe.

**BATHROOM:** panelled bath with electric shower over. Pedestal wash hand basin and low level W.C.. Wall mounted heater, towel rail. Laminate floor.

**OUTSIDE:** The estate is private accessed through remote controlled, electrically operated gates into the communal grounds. Within the grounds there is a dinghy park area with a boat launching ramp and electric winch for the use of the residents.

Accessed from the car park level there is a very useful, deep storage area suitable for canoes, wind surfers, sun beds etc. This is shared with flat 43.

**GARAGE:** in a block nearby.

**MAINS GAS:** There is a mains supply from the road.

**SERVICE CHARGE:** The property 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 approx. £2500 per annum, this includes items such as building insurance, general repairs, cleaning of hallways and window cleaning.

In addition, all residents of the Marineside Estate have until 2021 paid £700 per year with a £130 discount for early payment (£570) this is for the maintenance of the communal grounds, launching ramp, winch and roads and pathways. From 2021, for the next two to three years this sum is rising to £2500 per annum (£2070 for early payment) This is to fund the upgrading of the paved areas and road.

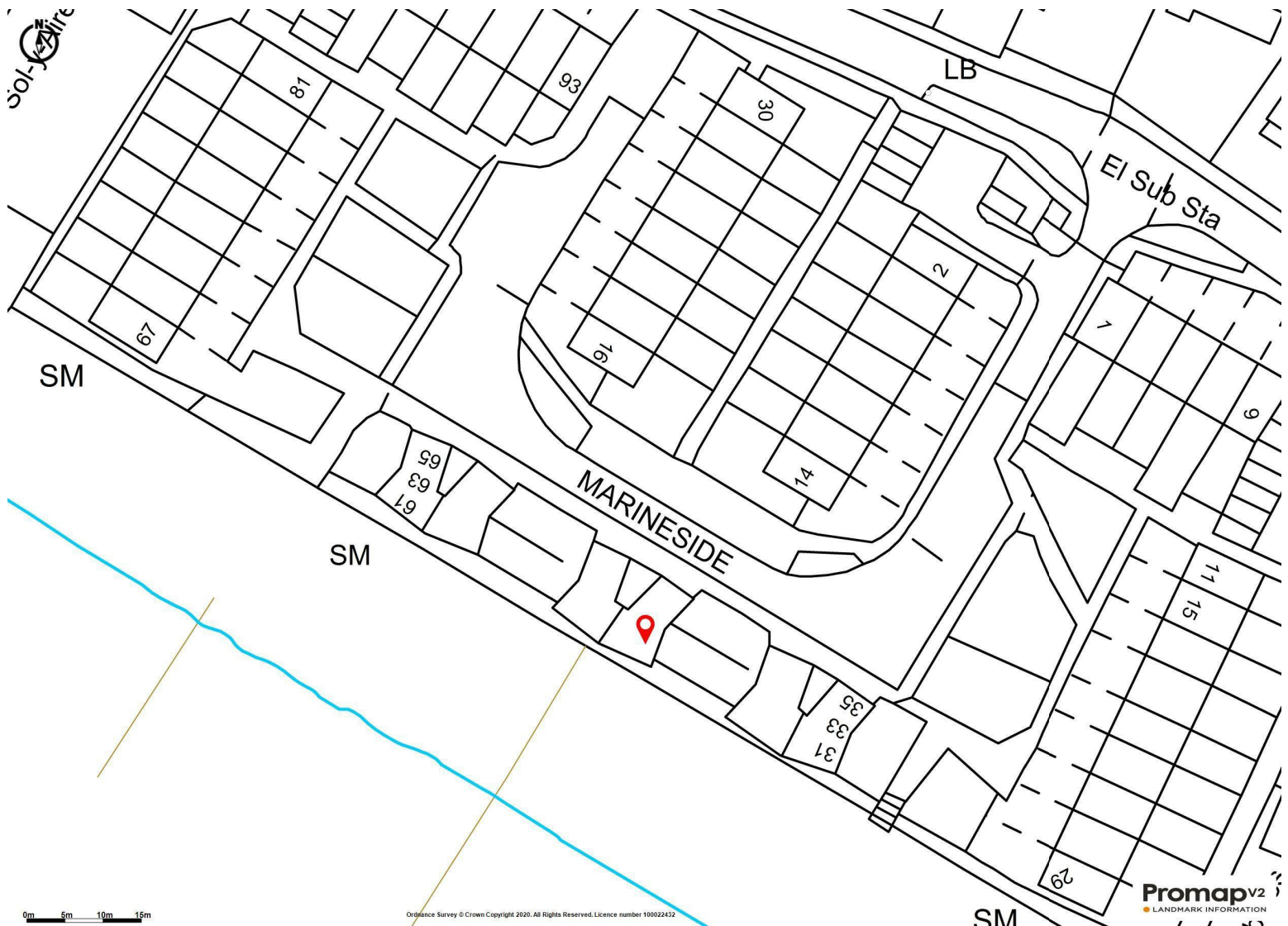
**Important Note:** A plan has been put in place for the upgrading of the flats including structural repairs and a new exterior cladding system. This will include very high quality insulating cladding and will considerably enhance the exterior appearance. For more details on this please call and speak to Kevin Bailey on 01243 672217.





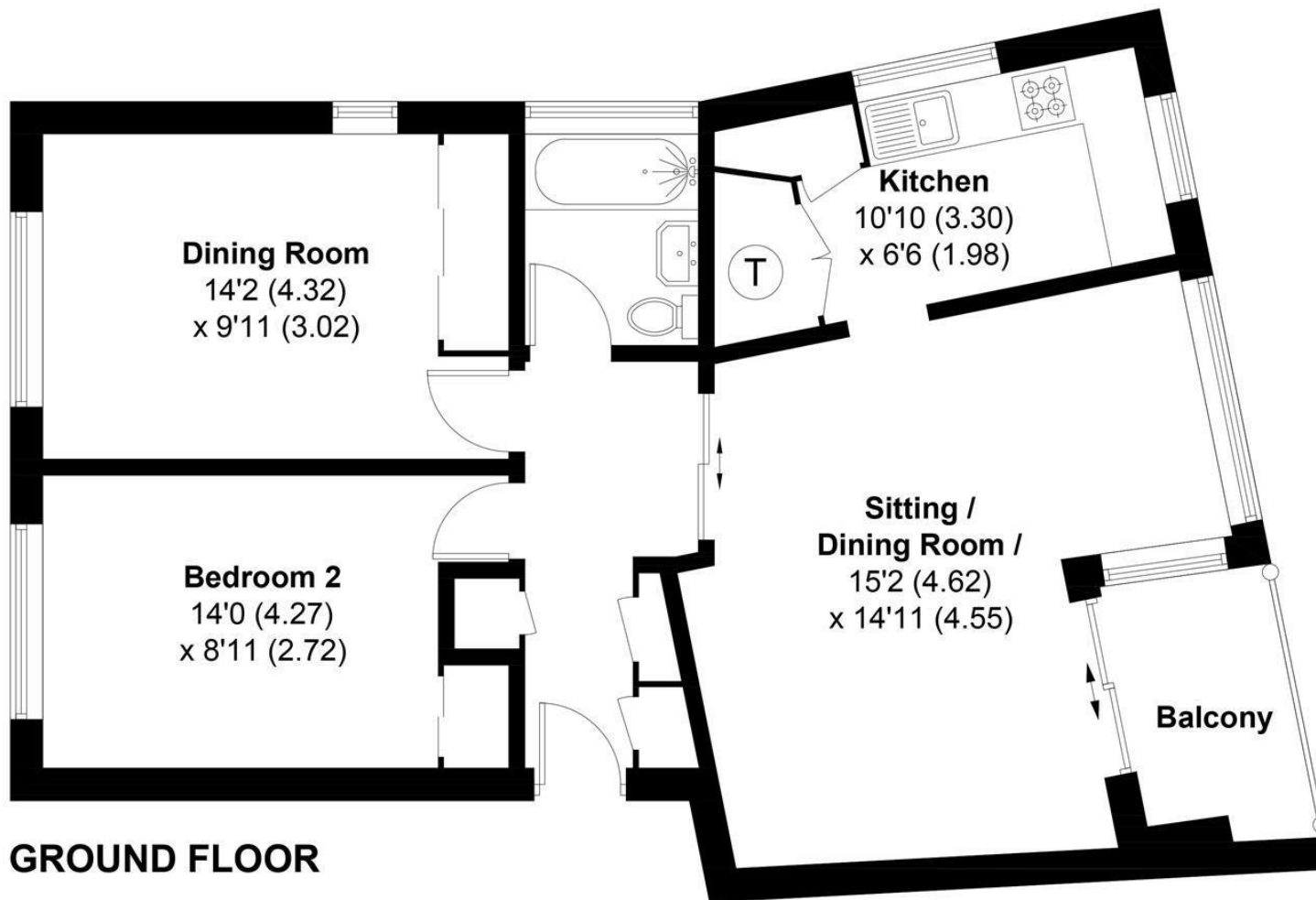






# 45 Marineside , PO20 8JJ

APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65 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. (ID747890)

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