



Guide Price £550,000

3 Leigh Court, East Bracklesham Drive, Bracklesham Bay, West Sussex PO20 8QU





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Looking directly over the beach, this fabulous first floor apartment offers stunning, far reaching views across 'The Solent' to the Isle of Wight and along the coast to Portsmouth. Leigh Court is a popular, private complex with access straight on to the beach from the communal grounds and has been recently upgraded to the exterior with Marley Eternit cladding.

No 3, offers a bright and spacious interior and has been beautifully upgraded with new double glazed windows with integral blinds, triple track patio doors, a new pressurised hot water system and new oak internal doors. The fitted kitchen includes integrated appliances and a solid granite work top while the bathroom has a 'P' shaped bath with shower, solid marble wall tiling and a quartz tiled floor with under floor heating.

Finally, the property has been fully redecorated throughout and with the inclusion of new carpets is ready for immediate vacant possession.

Virtual Viewing Link: <https://my.matterport.com/show/?m=nFiJ5Xheu5g>

COMMUNAL ENTRANCE LOBBY: Entry phone and stairs to First Floor.

ENTRANCE HALL: Walk in cloaks cupboard with plumbing for automatic washing machine. Cupboard with high pressure hot water system.

SITTING/DINING/KITCHEN: (SW and NW) Superb open plan room incorporating the living/dining area and kitchen. Full height triple sliding double glazed doors lead onto a south west facing glass **BALCONY** with extensive views across The Solent and along the coast to Portsmouth and the iconic Spinnaker Tower.

The kitchen is fitted with white gloss wall and floor cupboard units and has integrated appliances including a dishwasher, fridge, oven and ceramic hob with cooker hood over. Peninsular unit with breakfast Bar.

BEDROOM ONE: (SW) Direct sea views. Wall mounted electric radiator.

BEDROOM TWO: (NE) Wall mounted electric radiator.

BATHROOM: Fully tiled with marble tiles to the walls. Contemporary design suite including a 'P' shower bath with glass screen and 'Aqualisa' shower unit, a rectangular basin vanity unit with illuminated mirror/wall cabinet over. Recessed WC. Heated towel rail. Quartz tiled floor with underfloor heating.

OUTSIDE:

GARAGE: in block with up and over door. There is additional visitor parking.

The Communal gardens are presently paved and provide direct access on to the sea front.

NOTE: The property is sold with the benefit of the remainder of a 999 year lease from 1 July 1984. Leaseholders have a share in the freehold company known as Leigh Court Residents Association Limited. The annual maintenance charge is presently £1,632.92 per annum.

It should be noted Holiday Rentals are not allowed under the terms of the lease.

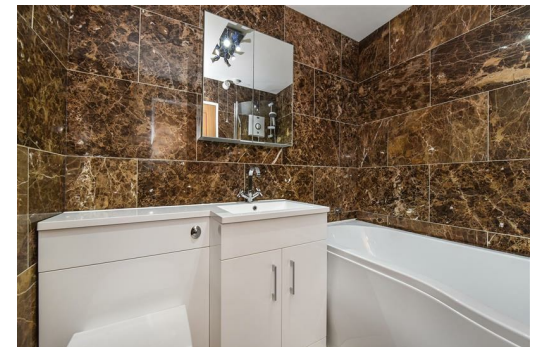
VIEWING: By prior appointment through this office please.











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APPROXIMATE GROSS INTERNAL AREA = 764 SQ FT / 71.0 SQ M



FIRST FLOOR FLAT

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. (ID876942)

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