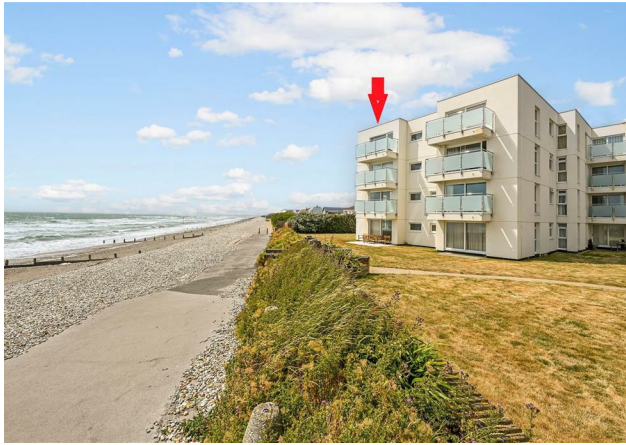




Offers In Excess Of £520,000

50 Seagate Court, Shore Road, East Wittering, Nr Chichester, West Sussex PO20 8DX





1



2



1



C



C

With amazing views to the south and west across The Solent to the Isle of Wight and along the beach towards Portsmouth and The Spinnaker Tower, this top (third) floor apartment with lift access occupies possibly the best position within this prestigious waterfront development. Local amenities in East Wittering village are approximately 300m level walking distance and include a variety of excellent local shops, supermarkets and cafes/restaurants and also a health centre, dental surgery and a library. The property has full double glazing and electric heating.

The flat is offered with vacant possession with no onward chain.

Access to the flat is gained through a communal lobby with intercom system and staircase and has the considerable benefit of a lift. The accommodation comprises:

Entrance Hall: Airing cupboard with slatted shelves, hot tank and immersion heater.

Living/Dining Room: (S and W) Full length picture window with an amazing view along the beach to West Wittering, the entrance to Chichester Harbour and Portsmouth with The Spinnaker Tower. Door onto the South facing Sun Balcony. Two Dimplex radiators. Door to balcony.

Glass, enclosed Sun Balcony: Panoramic views over the beach and across The Solent to The Isle of Wight.

KITCHEN: (S) Range of matching wall and base cupboards with single stainless steel single drainer sink top, built-in 'Zanussi' double oven, 'Zanussi' four ring electric hob with cooker over, plumbing for dishwasher and dish washer, space for fridge/freezer.

BEDROOM ONE: (W) One built-in double and one single wardrobe. Dimplex radiator.

BEDROOM TWO: (W) Dimplex radiator.

SHOWER ROOM: Full width shower cubicle with glass screen and Triton T70 XR shower unit, pedestal hand basin, low level WC, electrically heated towel rail.

OUTSIDE: Communal gardens are laid mainly to lawn and lead through a small gate directly onto the sea front.

GARAGE: with up and over door in block nearby.

Additional parking for visitors with the estate.

SERVICES: All mains services are connected with the exception of gas.

COUNCIL TAX BAND: 'C'

SERVICE CHARGE: £2124 for the period 29 September 2022 – 28 September 2023.

NOTE: The purchaser will become a shareholder in the freehold company known as Seagate Court Management Company Limited.

VIEWING: By appointment through this office, please.





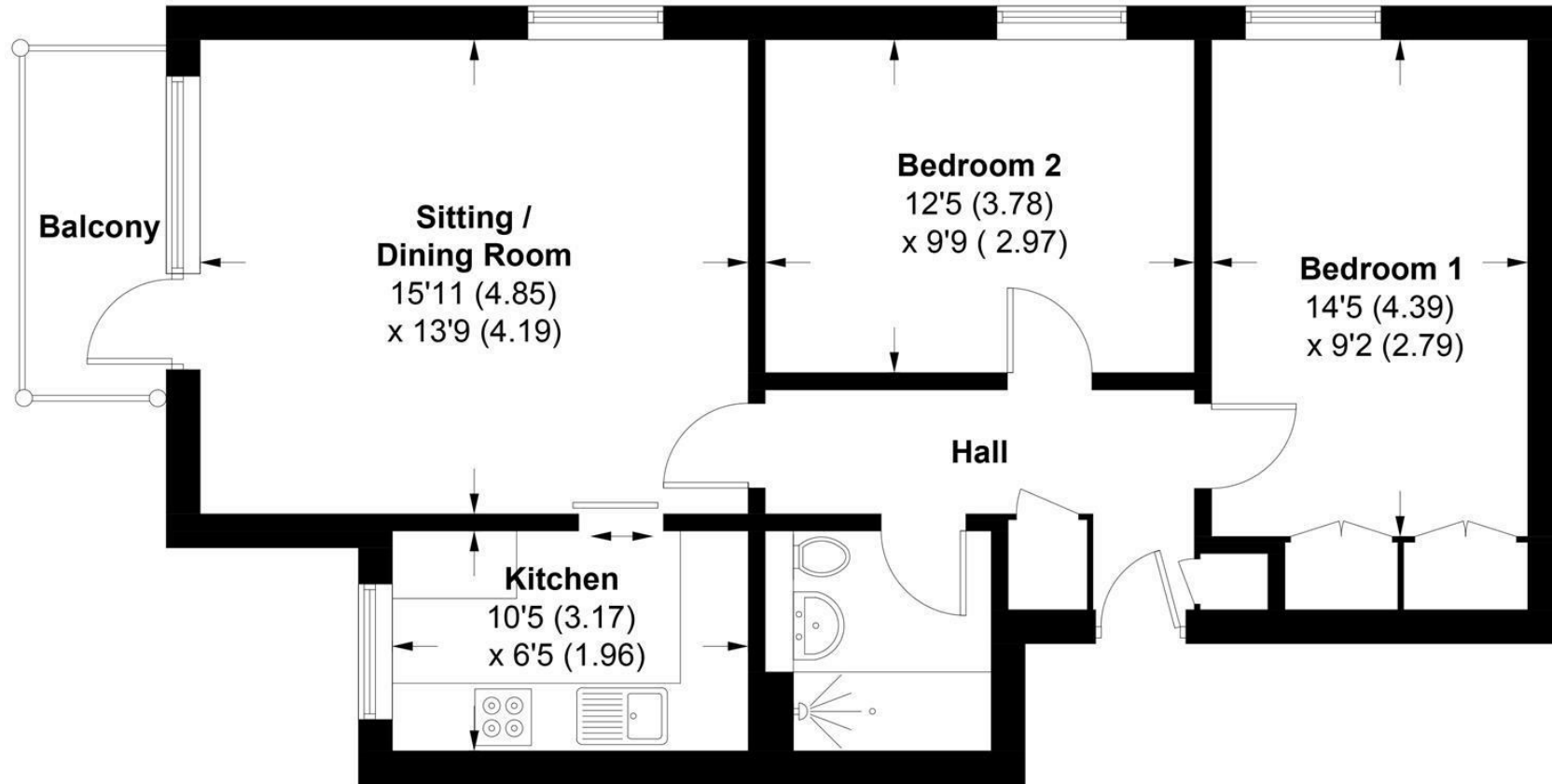






50 Seagate Court, Shore Road, PO20 8DX

APPROXIMATE GROSS INTERNAL AREA = 697 SQ FT / 64.8 SQ M



FIRST 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. (ID984608)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.