



Price £265,000

5 Amelia Court, Shore Road, East Wittering, West Sussex, PO20 8BG





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EPC



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A bright, spacious and very well presented two bedroom, first floor flat situated right in the centre of the village within just 100m of the shops and also only 200m from the popular beach. Available with early vacant possession, the property has gas fired central heating and full double glazing throughout and offers a lovely west facing living room with an adjoining fitted kitchen with integrated appliances. There is also the advantage of having two allocated parking spaces and a private entry phone security system.

<https://my.matterport.com/show/?m=ynkbPL9kaH1>

COMMUNAL ENTRANCE LOBBY: A wide entrance with carpeted stairs to the first floor landing.

ENTRANCE HALL: Built in cupboard with fitted washer/dryer. Additional Storage cupboard.

OPEN PLAN LIVING/DINING ROOM/KITCHEN: (W) 22'00" x 18'0". (6.71m x 5.49m) Overall measurement.

LIVING/DINING ROOM: (W) 21'11" max x 11'5" max, 9'4" min. (6.68m x 3.48m max, 2.84m min.) A bright west facing room with two radiators and feature wall mounted 'Real Flame' pebbled gas fire. Access into kitchen.

KITCHEN: (W) 10'10" x 6'1". (3.30m x 1.85m) (W) Attractive range of modern beech wall and base cupboard units with 1 1/2 bowl stainless steel sink, four ring gas hob with extractor hood over, electric double oven, integrated fridge and freezer. Wall cupboard housing 'Valiant' combination boiler.

BEDROOM ONE: 13'1" x 9'11". (E) (3.99m x 3.02m) (E) Radiator.

EN-SUITE CLOAKROOM: Recessed wash hand basin and W.C. Part tiled and wall mirrors. Radiator.

BEDROOM TWO: (E) Radiator

BATHROOM: White suite of panelled bath with mains thermostatically controlled shower with glass screen. Recessed WC and wash hand basin in vanity unit. Ceramic tiled walls, heated towel radiator. Large mirror. Window with plantation shutters.

OUTSIDE: There are two allocated car parking spaces situated to the rear of the building and access to a bicycle/ store room

Maintenance Charges approx. £750 per year. The lease is for 125 years from 2006.:

Viewing by appointment with the office please.











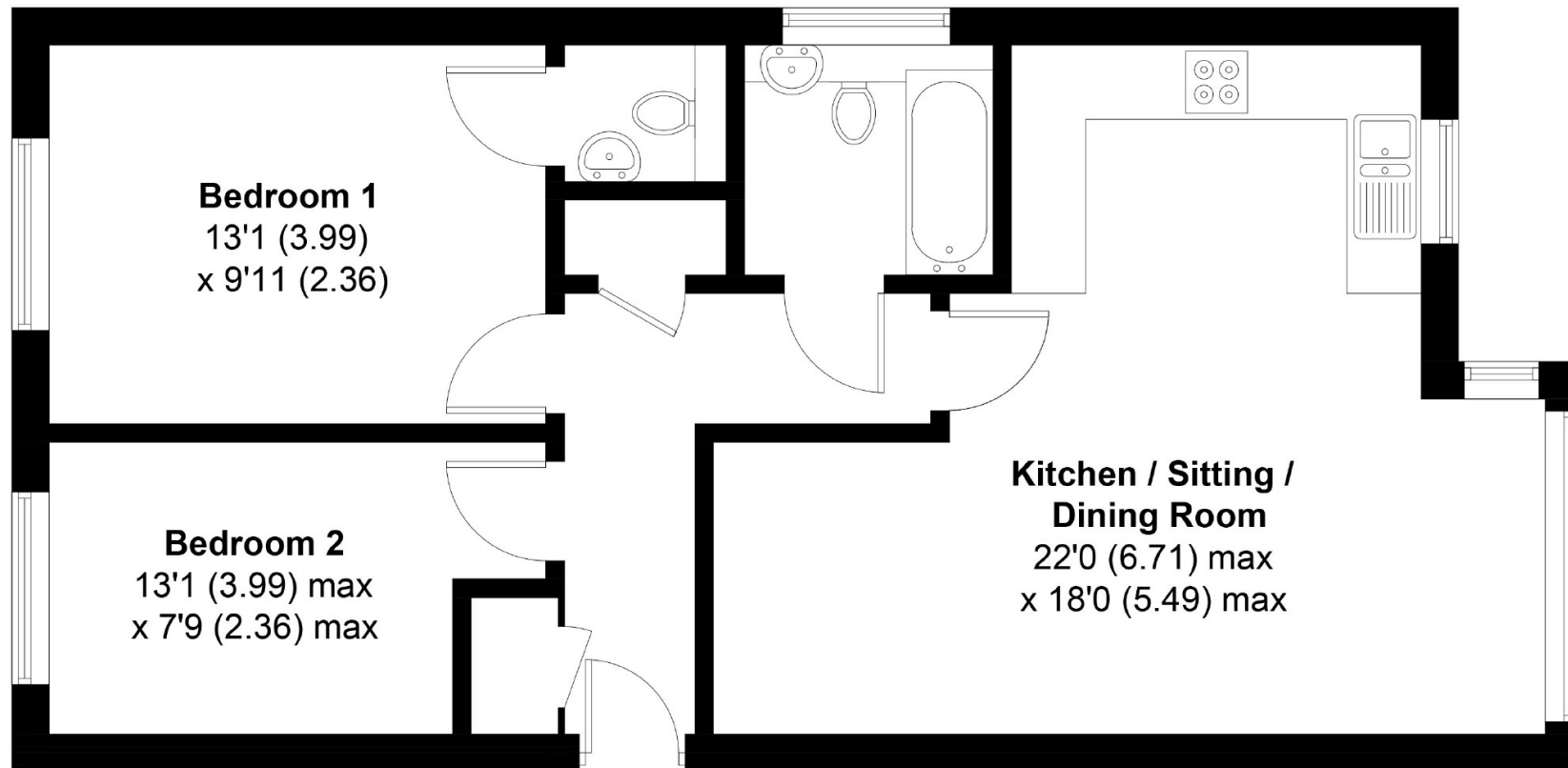
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NEAREST

- SHOPS** 160 yds (200m)
- SCHOOL** 480 yds
- BEACH** (300m)
- BUSES** 360 yds (200m)
- TRAINS** 160 yds (200m)



APPROXIMATE GROSS INTERNAL AREA = 690 SQ FT / 64.1 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. (ID412776)

Produced for Baileys Estate Agents

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