



Guide Price £285,000

41 Marineside, Bracklesham Bay, West Sussex, PO20 8JJ





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Situated in an enviable location directly overlooking the beach with panoramic views along the bay with views toward The Solent and the Isle of Wight and across toward the Nab Tower.

This two bedroom ground floor flat is well presented and situated on the popular private Marineside waterside estate, which includes facilities for dinghy parking and a launching ramp for residents use. The property has gas fired central heating and upvc framed double glazing.

We highly recommend viewing.

Communal Entrance: With eight steps rising to the first landing area and front door on the right hand side.

Entrance Hall: With three built in storage cupboards

Living/Dining Room: (S)

Kitchen: (S and W)

Bedroom One: W and N)

Bedroom Two: (N)

Bathroom: (W)

GARAGE: In a block nearby.

OUTSIDE: The estate is private and access is through remote controlled, 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, deep store cupboard suitable for canoes, wind surfers, sun beds etc.

LEASE AND 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 the hallways and window cleaning. In addition all residents of the Marineside Estate pay £700 per year with a £130 discount for early payment (£570) this for the maintenance of the communal grounds, launching ramp, winch and roads and pathways.

Viewings

By appointment with the office please.





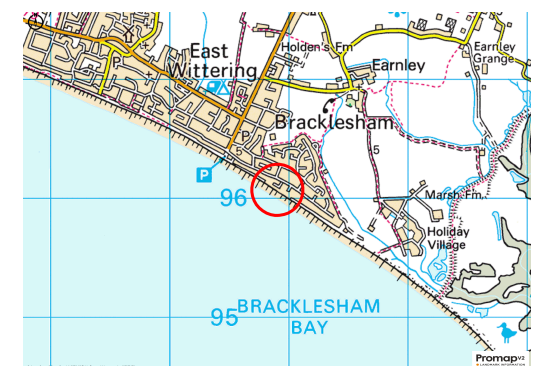


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Promap
LANDMARK INFORI

i **NEAREST**

- SHOPS** 0.6 miles
- SCHOOL** 1.1 miles
- BEACH** 2 metres
- BUSES** 0.6 miles
- TRAINS** 6.9 miles



41 Marineside , East Bracklesham Drive , PO20 8JJ

APPROXIMATE GROSS INTERNAL AREA = 778 SQ FT / 72.3 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. (ID668442)

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.

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