



Price £289,950

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





55 Marinese, 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 ground floor flat situated on the popular private, Marinese waterside estate which offers facilities for dinghy parking and a launching ramp for residents use. The property has both gas fired central heating and upvc framed double glazing.

Entrance Hall: Three built in store cupboards.

Living Room: (S) Superb views across The Solent to the Isle of Wight. Two radiators. Full height double glazed sliding door leading to the South Facing balcony.

Enclosed BALCONY: (S) Panelled walls. Sliding double glazed window.

KITCHEN: (S and E) Double aspect sea view. White Shaker style wall and floor cupboard units with inset single drainer stainless steel sink unit. Electric hob with electric oven below and cooker hood over. Plumbing for dish washer and washing machine. Large cupboard with 'Worcester' gas fired boiler for central heating/hot water and hot tank and immersion heater. Pantry cupboard.

BEDROOM ONE: (N and E) Sea view. Triple, mirror fronted built-in wardrobe. Radiator.

BEDROOM TWO: (N) Mirror fronted, double built in wardrobe cupboard. Radiator.

BATHROOM: contemporary bathroom suite comprising panelled bath with 'Triton' Seville electric shower over. Vanity unit and recessed w.c. Chrome ladder radiator.

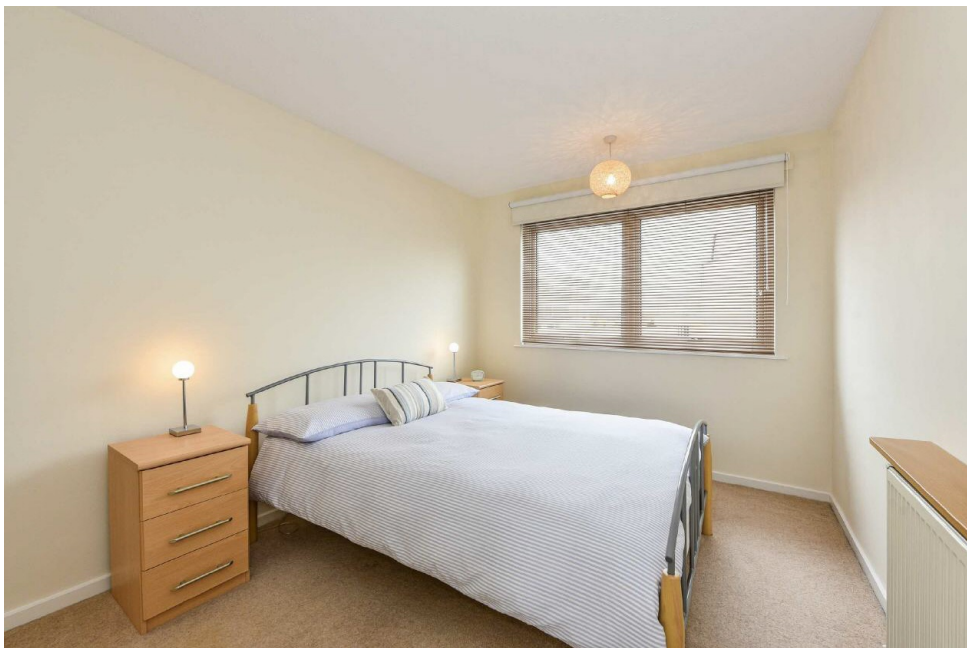
OUTSIDE: The estate is private and access is through remote controlled electrically operated gates into the communal gardens. Within the grounds there is a dinghy park area with a boat launching ramp and electric winch for the use of the residents. On the ground floor of the flats there is a very useful store cupboard suitable for canoes, wind surfers, sun beds etc.

GARAGE: No.1 in a block nearby.

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 Marinese 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.

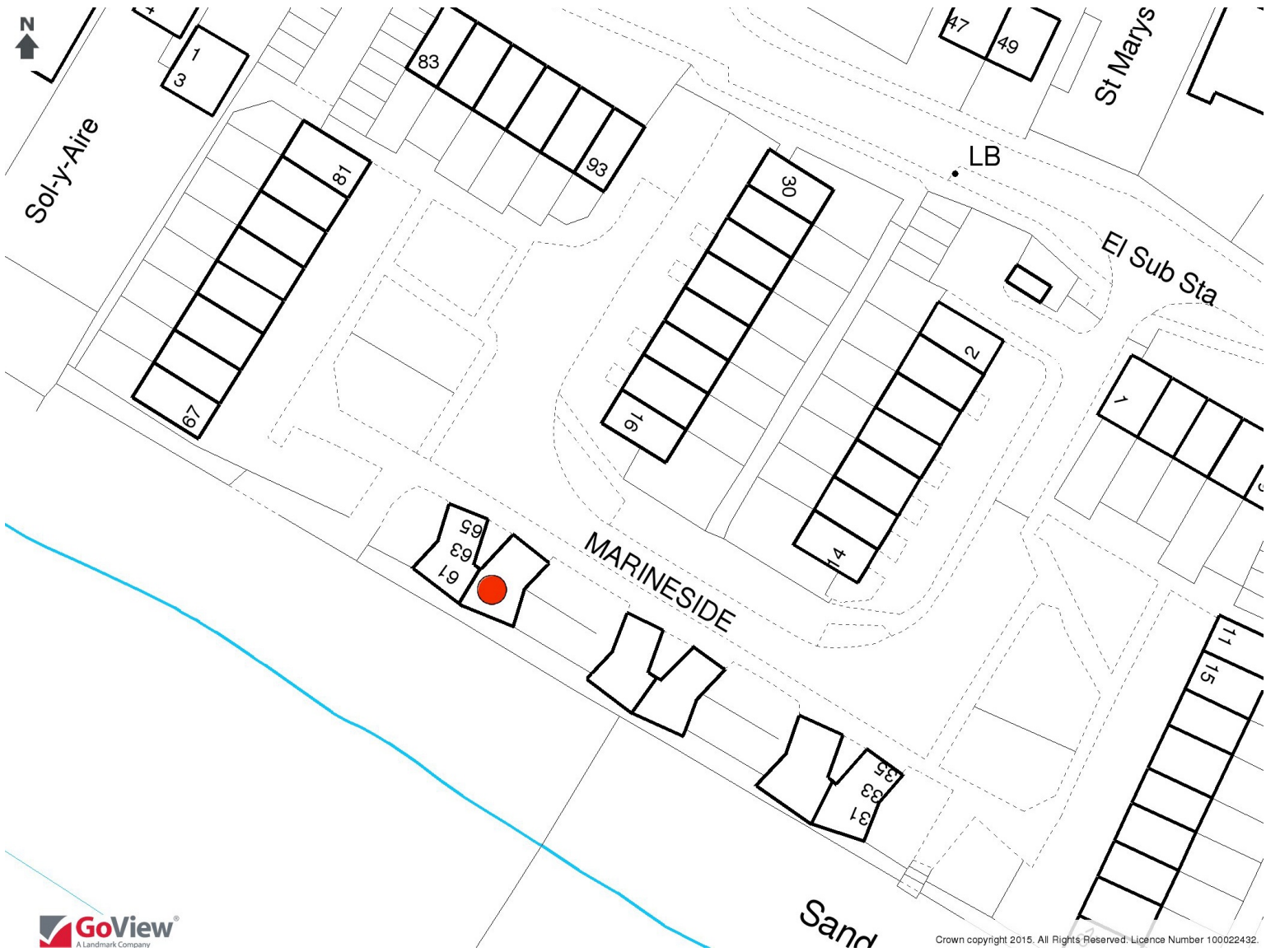
Important Note: There are exciting plans for upgrading the exteriors of the flats which will include very high quality insulating cladding, lifts and penthouse flats. For more details on this please call and speak to Kevin Bailey on 01243 672217.











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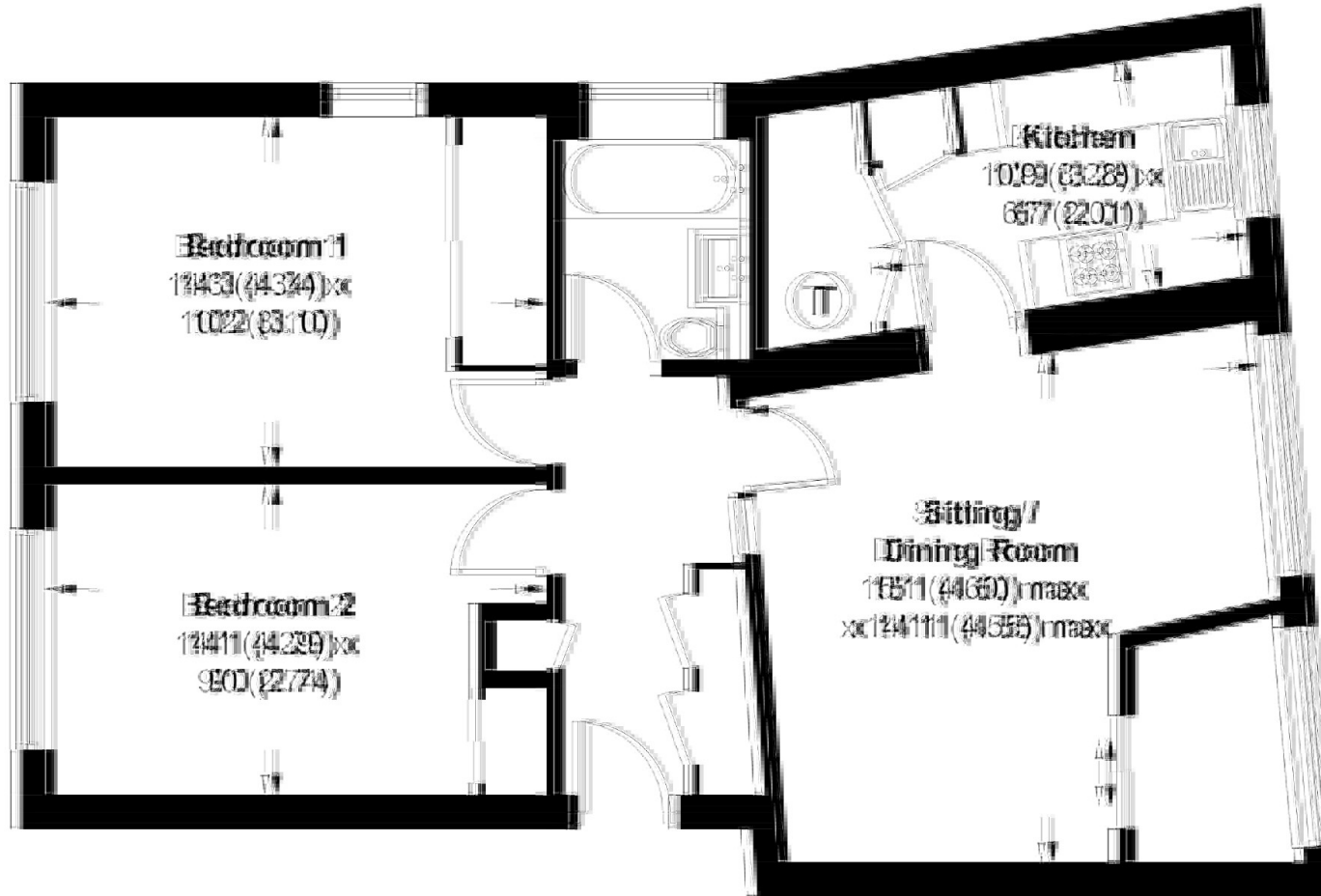
i **NEAREST**

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



55, Marineside, East Bracklesham Drive, PO20 8jj

APPROXIMATE GROSS INTERNAL AREA = 759 SQ FT / 70.5 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 on site and compass bearings before making any decisions about the property (10034856).

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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