



Guide Price £459,950

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





## 87 Marineside, Bracklesham Bay, West Sussex, PO20 8JJ



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A split level four bedroom town house style property, situated on the popular private Marineside development. The property has been sub-divided to provide the current owners family with an annexe on the ground floor comprising a bedroom, sitting room/dining room with doors opening onto the south facing courtyard, kitchen, shower room and cloak room.

On the on the first floor is a further kitchen, plus a dining room/sitting room leading to a decked terrace area with views towards the sea, plus three further bedrooms and a bathroom on the second floor.

The location and accommodation will appeal to those seeking a seaside home or holiday home, ideally located for watersports enthusiasts with views and beach access directly out to sea. The residents have the use of a dinghy park area and a boat ramp with an electric winch.

Available now for viewings, the property includes gas fired central heating and upvc double glazing and viewing is highly recommended.

Entrance Hall  
With stairs leading to the first floor.

Cloakroom  
Wc & wash basin

Shower Room  
Shower & washbasin

Sitting Room/Kitchen  
With doors opening onto the south facing courtyard garden.

Ground Floor Bedroom

First Floor Landing area  
Leading to:

Sitting/Dining Room  
With patio doors opening onto the south facing decked terrace.

Kitchen/Breakfast Room

Second Floor Landing

Bedroom  
Built in cupboard with sea views

Bedroom  
With sea views

Bedroom  
Built in cupboard

Bathroom

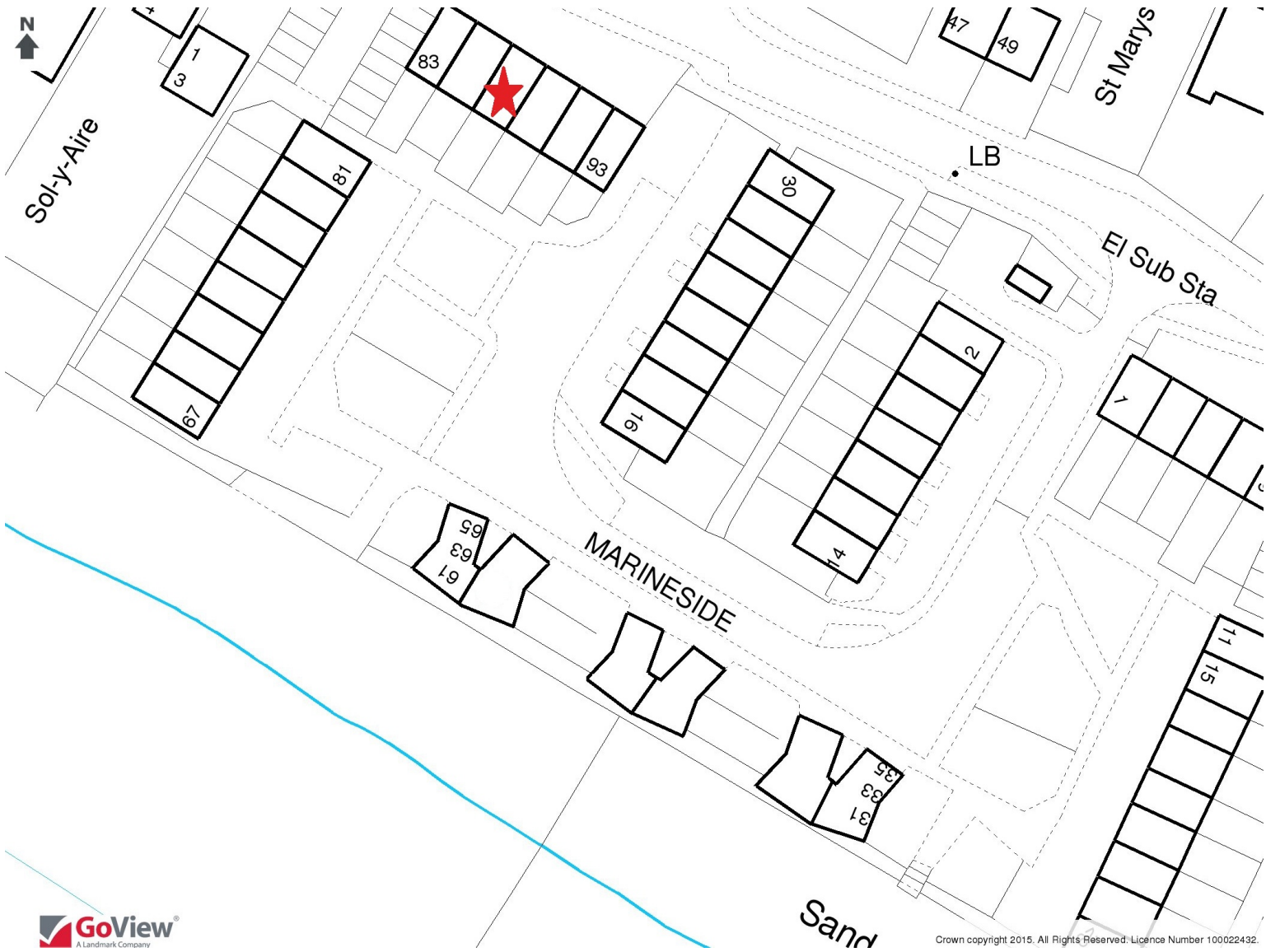
Outside  
There is a south facing courtyard style garden on the ground floor and a decked first floor terrace with sea views.

Viewing  
For an appointment to view please contact Baileys 01243 672217

Agents note  
The development is a private estate and an estate charge is currently payable of £700 per annum with a generous early payment discount payable to the management company for the maintenance and upkeep of common areas, within the development.



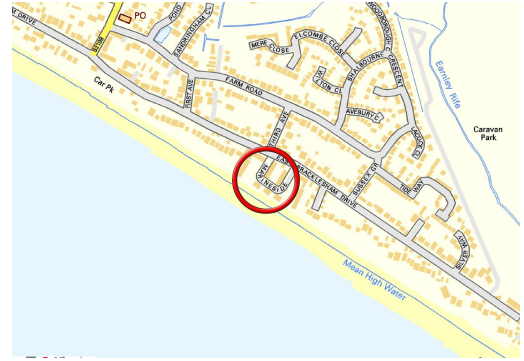




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**NEAREST**

-  **SHOPS** 0.6 miles
-  **SCHOOL** 1.1 miles
-  **BEACH** 200 metres
-  **BUSES** 0.6 miles
-  **TRAINS** 6.9 miles



# Marineside, Bracklesham Bay, PO20

APPROXIMATE GROSS INTERNAL AREA = 1485 SQ FT / 138 SQ M



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND 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. (ID550432)

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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