



£385,000

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





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Situated in the popular Seagate Court sea front complex, a two bedroom, top floor maisonette with views to the sea and also northwards across the village to the South Downs. The attractively presented accommodation has a south facing balcony overlooking the communal gardens and with views to the sea. The property is available with early vacant possession if desired and would make a lovely permanent seaside home or as a holiday home with the ability to rent out as self-catering holiday accommodation.

Communal Entrance: Stairs to the second floor.

Entrance Hall:
Stairs rising to the second floor bedrooms and bathroom. Inner hall with built in cupboard and doors leading to the kitchen and sitting/dining room.

Sitting/Dining Room: (S) With access via sliding patio door onto south facing balcony.

Kitchen: (N)
A modern kitchen design comprising a range of white floor and wall mounted cupboards, with a range of fitted worktops with inset stainless steel sink and mixer tap, inset electric hob, under worktop oven, space for fridge and washing machine. Part tiled walls.

First Floor Landing:
Stairs to second floor with landing area including airing cupboard.

Both double bedrooms are of a similar proportion.

Bedroom One:
With window looking toward the sea.

Bedroom Two:
With built in wardrobe cupboard.

Bathroom:
Modern suite of walk in shower and vanity suite comprising wc and washbasin.

Outside:
Communal gardens are laid to lawn with access directly on to the sea front and beach.

Parking: There is visitors parking available within the complex, with security barrier at entrance to the development.

Garage: In a block close by.

Services: Mains services available with the exception of gas.

Lease: The property is sold with the benefit of the remainder of a long 999 year lease. Owners will receive one share in the company known as Seagate Court Management Ltd. Maintenance: Service charges for the period 29 September 2022 to 28 September 2023 - £1,835.

Viewing: By appointment with the office please.

Virtual Viewing Link: <https://my.matterport.com/show/?m=a3wSoYwS9J6>











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APPROXIMATE GROSS INTERNAL AREA = 692 SQ FT / 64.3 SQ M



SECOND FLOOR

THIRD 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. (ID1001665)

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