



25 Marineside

A lovely three bedroom beachside property with sea views and direct access to the beach.

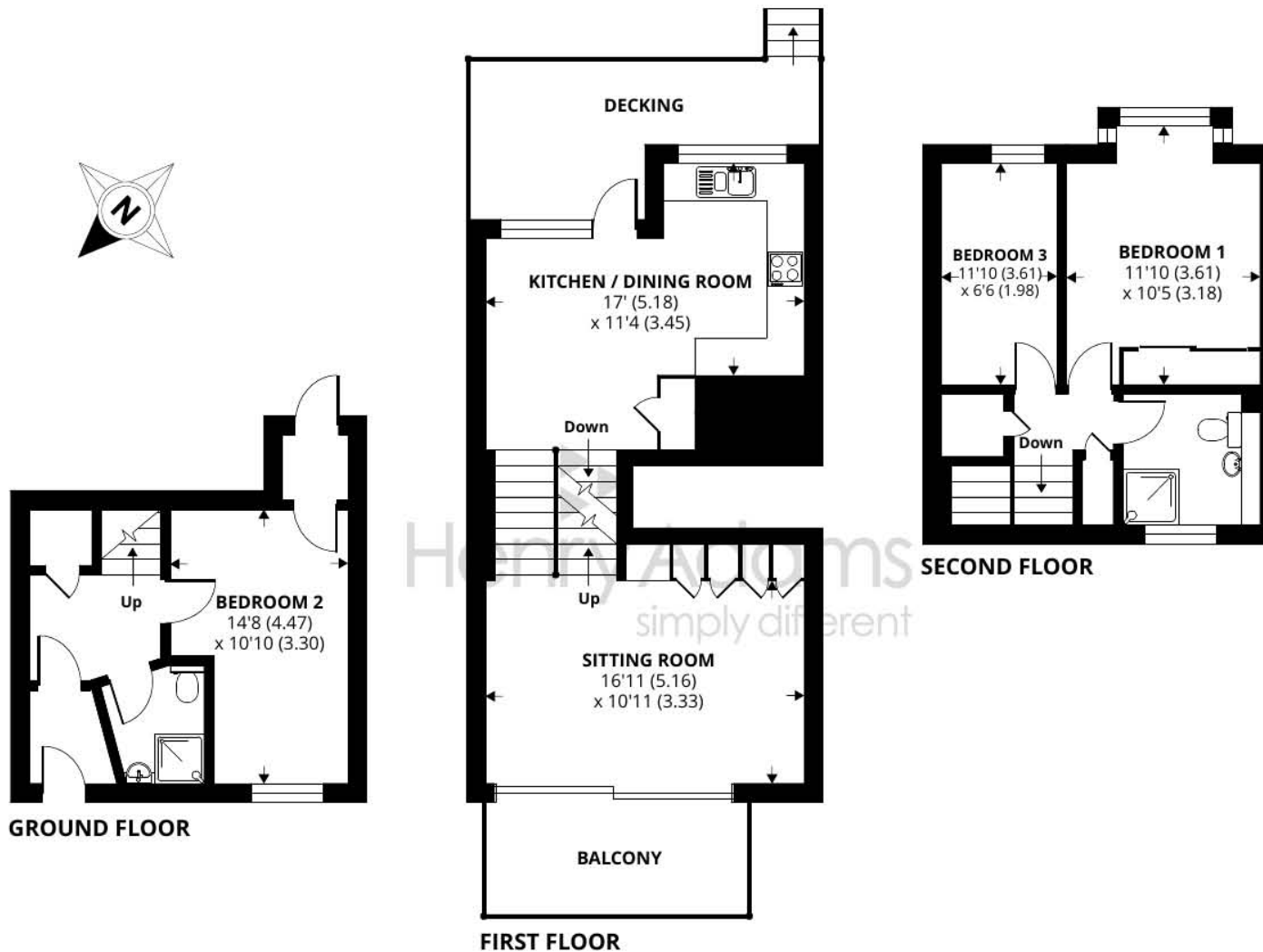


- ▶ Beachside property
- ▶ Chain Free
- ▶ West Facing balcony
- ▶ Garage and Parking
- ▶ Option to improve
- ▶ Private and gated entrance
- ▶ Sea Views and beach access
- ▶ Ample storage & rear beach access

25 Marineside is a captivating split-level terraced house that offers superb coastal living. Situated within a secure gated beachside development, this home boasts breath-taking sea views and is situated only 20 metres from the beach, making it highly sought-after for permanent residence or holiday getaways. With no onward chain, it offers the perfect opportunity for immediate enjoyment of the coastal lifestyle. The interior layout is cleverly designed, seamlessly connecting different areas via small flights of stairs. This architectural arrangement creates a surprisingly spacious accommodation throughout the house, providing a comfortable and inviting living space. Entering through the front door, you are welcomed by an elegant entrance hall and a convenient shower room/wc. On the ground floor, Bedroom two is conveniently situated for easy access and is equipped with a separate utilities' cupboard housing the washing machine and tumble dryer.

Ascend a short flight of stairs to discover a delightful kitchen with sea views. The adjoining dining area overlooks the rear garden and opens onto a raised balcony, perfect for al fresco dining and enjoying the outdoors. Another flight of stairs leads to the twin aspect sitting room, featuring expansive wall-length glazing and a balcony offering panoramic views of the sea, Isle of Wight and the Solent making it the ideal place to watch the evening sunset. Inside the living area, you will also find an exceptional amount of storage throughout. The upper floor comprises two additional bedrooms accessed via a small flight of stairs, leading to the principal bedroom and bedroom three. A well-appointed family bathroom, complete with a walk-in shower, completes this charming coastal home.





Approximate Area = 1077 sq ft / 100.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated on the beach front in Bracklesham Bay, some 7 miles to the south-west of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester with its range of shops, restaurants, cinemas, Theatre and main line railway station. Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Direction

From East Wittering Village, turn right onto Stocks Lane in 0.7 miles turn right onto Bracklesham Lane. In 330 yds turn left onto East Bracklesham Drive and in 0.3 miles, turn right onto Marineside.

