



16 Armada Court

Situated in the sought after village of Bracklesham Bay, just a stone's throw from the beach.



- ▶ A Stone's Throw from the Beach
- ▶ Exclusive Private Development
- ▶ South Facing Living Space
- ▶ Two Double Bedrooms
- ▶ En-Suite to Principle Bedroom
- ▶ Garage and Allocated Parking

Situated in the sought-after location of Bracklesham Bay, is this charming semidetached property, positioned on an exclusive, small-scale development, just a stone's throw away from the seafront.

The layout spans two floors and comprises, on the ground level, a south-facing open-plan living area with a contemporary kitchen and breakfast bar, a separate utility room with ample space for appliances, a convenient downstairs shower room/cloakroom, and a second bedroom perfect for guests.

The first-floor reveals a capacious and luminous master bedroom complete with an en-suite bathroom and walk-in-wardrobes. From this vantage point, one can enjoy enchanting views of the beachfront and the Isle of Wight. The first-floor further benefits from generous eaves storage and built-in wardrobes.

The exterior offers a beautifully landscaped rear garden and a decked seating area.

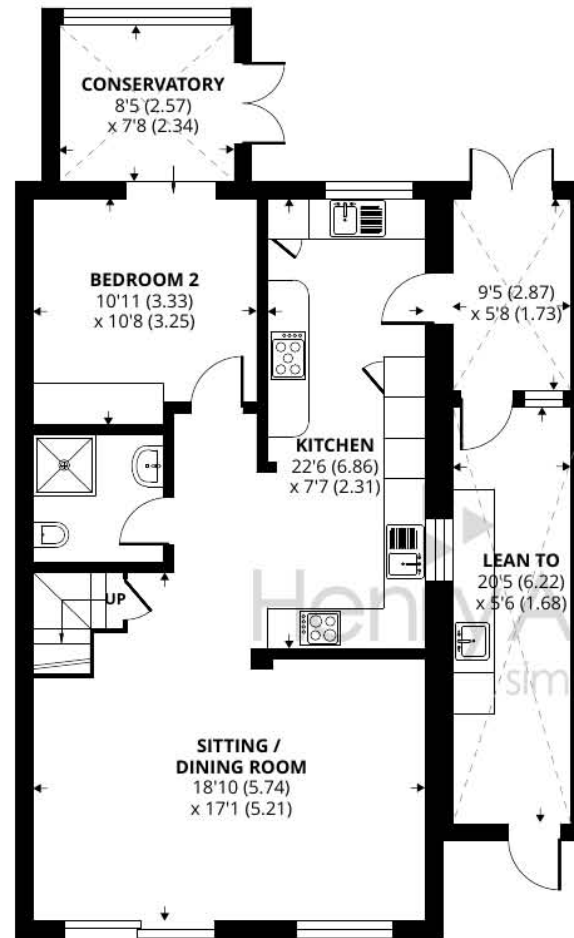
To the front of the property, a picturesque south-facing garden, enclosed by a picket fence and graced with flowerbeds, provides a direct pathway leading to the beach.

The property includes a share of the freehold, accompanied by a 199 year lease. This home lends itself perfectly to serving as a manageable holiday retreat or a modern, stylish primary residence.

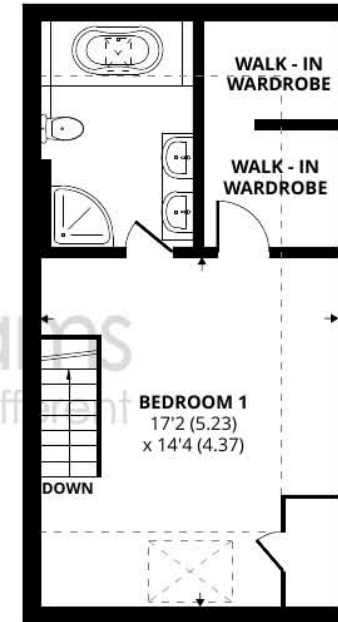




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1063 sq ft / 98.7 sq m (excludes lean to)

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Total = 1216 sq ft / 113 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.

Lease Information

2023:

199 year lease

Ground Rent: £100 pa

Service Charge: £514.30 per quarter

Directions

From East Wittering village centre, proceed in an easterly direction along Stocks Lane. Turn right at the T-junction with Bracklesham Lane and take the second left at the beach into East Bracklesham Drive, finally take the first left into Armada Court.

