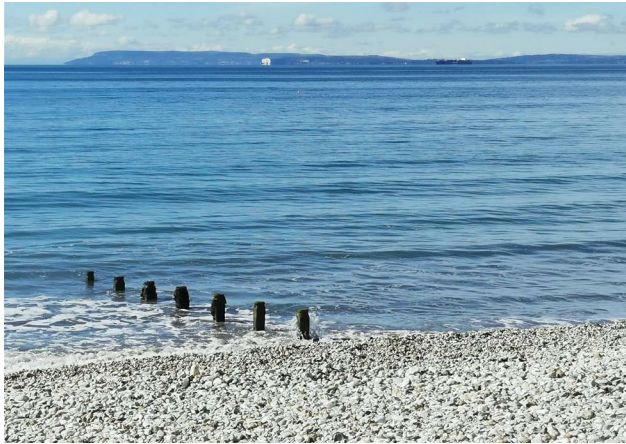




Price Guide £430,000

51 Marineside, Bracklesham Bay, West Sussex PO20 8JJ





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Directly overlooking the beach with stunning panoramic views across to the Nab Tower and the Isle of Wight and also westwards along The Solent to Portsmouth, a two bedroom, FIRST FLOOR SEA FRONT FLAT. The property which would benefit from general updating is one of only eighteen flats situated in three blocks on this private, GATED SEA FRONT ESTATE. The flats have just undergone a major works program which has included repairing the structure, adding an external cladding system and upgrading the entrance with glass and polished stainless steel balustrades.

The property could provide a superb holiday home or marine residence forming part of a popular, private waterside development with boat ramp and electric winch facility.

Entrance Hall: Three storage cupboards.

Living/Dining Room: (S) Superb views across The Solent to the Isle of Wight. Rointe 'Kyros' electric radiator. TV point with Sky connection point (private connection to Sky required). Full height double glazed sliding door leading to a South Facing balcony. Laminate floor.

Balcony: (S) South facing. Direct views across and along the Solent to the Isle of Wight. Wooden decking to the floor.

Kitchen: (S and W) Double aspect sea view. Beech finish wall and floor cupboard units comprising single drainer stainless steel sink unit, space for cooker, fridge, and dish washer. Large cupboard with hot tank and immersion heater and plumbing for washing machine.

Bedroom One: (N and W) Sea view. Triple built-in double wardrobe. Rointe 'Kyros' electric radiator.

Bedroom Two: (N) Double built in wardrobe cupboard. Rointe 'Kyros' electric radiator.

Shower Room (formerly a bathroom): Corner shower cubicle with 'Triton T80' electric shower unit, curved perspex door, low level W.C. and vanity unit with wash hand basin. Wall mounted fan heater. Fully tiled walls.

Outside: The estate is private and access is through electrically operated gates into the communal gardens. These can also be opened via the owners mobile phone when guests contact them.

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 (street level) of the flats there is a very useful and large store cupboard suitable for canoes, wind surfers, bicycles etc.

Garage: in a block nearby with additional non-allocated occasional parking within the estate.

Lease: The flat 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 presently £2500 per annum, this includes items such as building insurance, general repairs, cleaning of the hallways and window cleaning. In addition all of the residents of the Marineside Estate (Marineside Residents Association) pay an annual charge which is for the maintenance of the communal grounds, lighting, roads and pathways. Presently, there are plans in hand to upgrade the paths, roads, lighting and grounds.

Under the terms of the lease there is a NO PETS rule.

Viewing: By appointment with the office please.





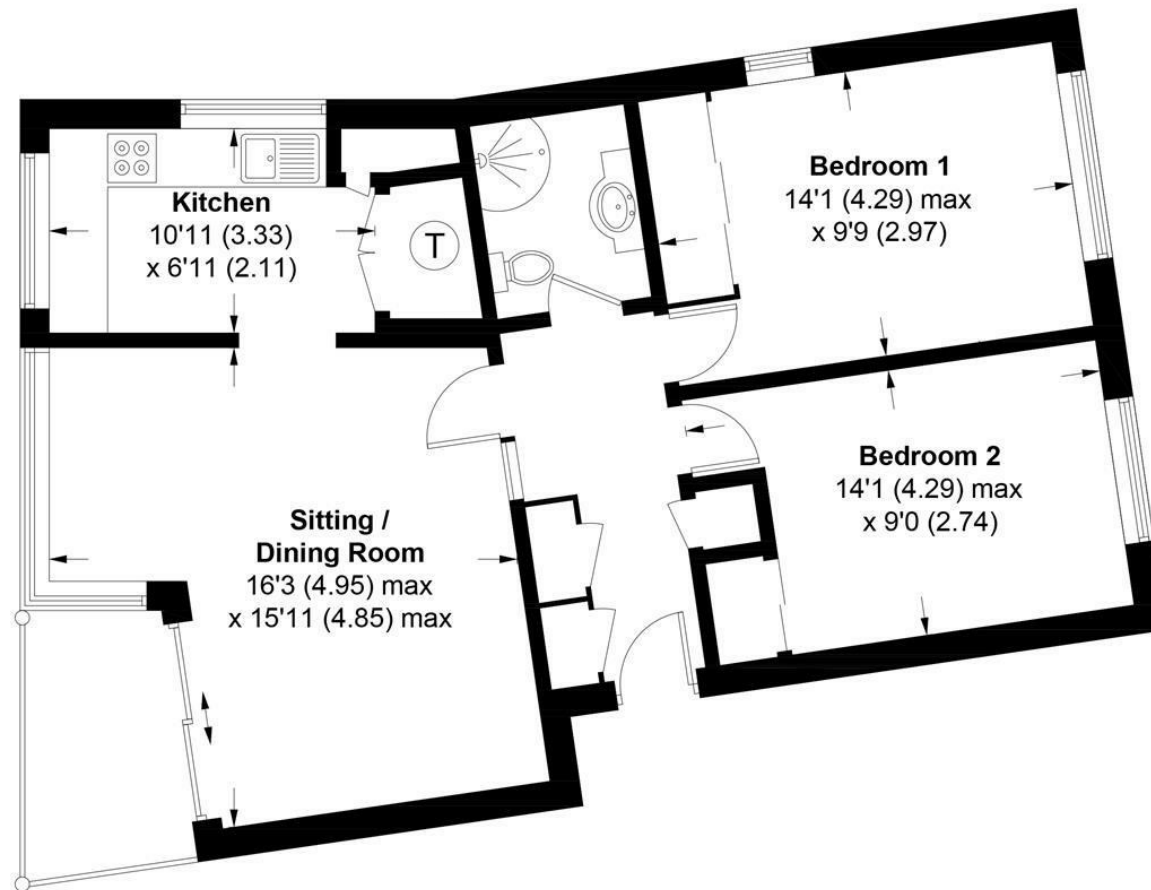






# 51 Marineside, East Bracklesham Drive, PO20 8JJ

APPROXIMATE GROSS INTERNAL AREA = 706 SQ FT / 65.6 SQ M



## FIRST 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. (ID905349)

Produced for Baileys Estate Agents

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