



87 Marineside, Bracklesham Bay West Sussex, PO20 8JJ

Guide Price **£625,000**

This exquisite property underwent a partial renovation in 2021, transforming it into a beautiful beachfront retreat, perfect for families or those seeking a hassle-free getaway within a gated, private community. Spanning approximately 1,485 sq ft across three floors, the internal layout offers both versatility and convenience.

Upon entry on the ground floor, an inviting entrance hall leads to three adaptable rooms, currently utilised as bedrooms, along with a shower room and separate toilet, catering to the needs of large families or guests.

Ascending to the second floor reveals a striking open-plan sitting room/kitchen diner, showcasing a contemporary kitchen with integrated appliances and ample space for a generously sized dining table. Sliding doors seamlessly connect the sitting room to the balcony, granting access to communal areas and panoramic sea views.

The top floor comprises three further bedrooms and a family bathroom, providing comfort and privacy for residents and guests alike. Further noteworthy upgrades from the 2021 refurbishment programme include a full re-wire, new plumbing to also include a new boiler as well as new decking to the first floor terrace and upgraded fencing to the boundaries.

In addition to having the benefit of driveway parking, the property boasts exclusive access to communal amenities, including a boat park and slipway with direct pedestrian access to the beach. The rear garden, designed for low maintenance, features two decked seating areas and offers further access to communal spaces, ensuring residents can fully embrace coastal living.



LOCATION

This property is located directly on the beach on one of Bracklesham Bays most prime positions. The village itself has a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called 'Billy's' where you can enjoy a cold beverage by the sea, however further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 8 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture such as the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

Tenure

Freehold

Council Tax

Band C

Entrance Hall

Bedroom 1 21'0" (6.4m) x 8'1" (2.46m)

Sliding doors to patio.

Shower Room

Separate W.C

Bedroom 3 15'3" (4.65m) x 8'5" (2.57m)

Bedroom 4 15'9" (4.8m) x 7'0" (2.13m)

Sitting/Dining Room 19'3" (5.87m) x 15'6" (4.72m)

Terrace 15'10" (4.83m) x 9'9" (2.97m)

Open Plan Kitchen 15'8" (4.78m) x 9'8" (2.95m)

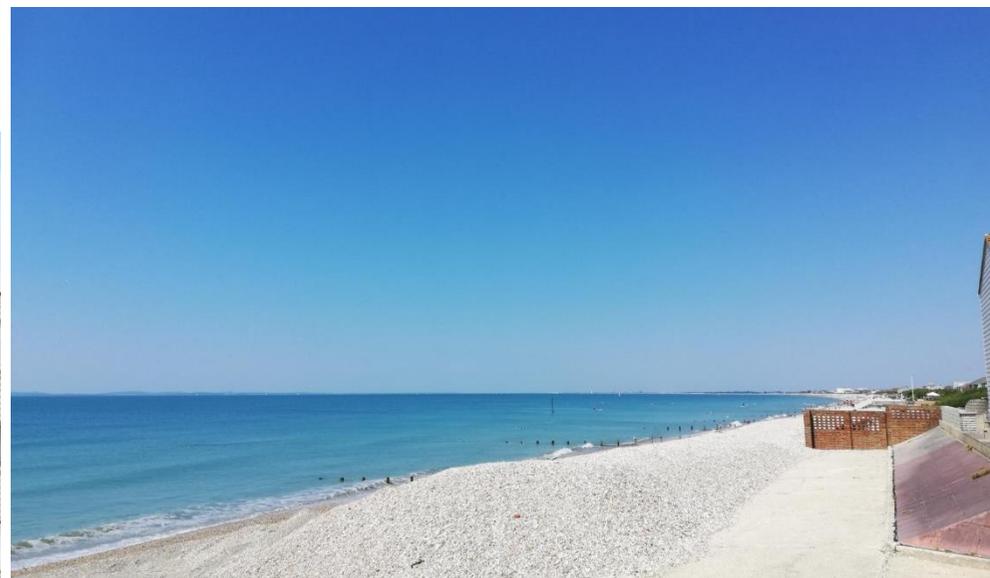
Bedroom 2 11'10" (3.61m) x 9'8" (2.95m)

Bedroom 5 13'2" (4.01m) x 9'6" (2.9m)

Bedroom 6/Study 8'0" (2.44m) x 6'5" (1.96m)

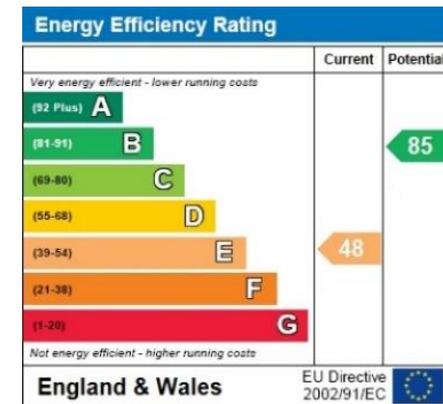
Family Bathroom





87 Marineside, Bracklesham Bay, PO20 8JJ

Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Selsey Office
104-106 High Street
Selsey, West Sussex
PO20 0QG

01243 607809

1 New Parade
East Wittering
West Sussex
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopa OnTheMarket.com rightmove

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991