



# 3d Azara Parade

## Bracklesham Bay

West Sussex, PO20 8HP

Guide Price £210,000

We are delighted to present this charming one bedroom, first floor apartment situated in the picturesque coastal village of Bracklesham Bay, West Sussex.

This property offers a unique opportunity to own a home in the sought after seaside location of Bracklesham Bay. The apartment boasts a generously sized bedroom with integrated storage, ensuring ample space for your belongings while maintaining a tidy and uncluttered environment. The recently re fitted shower room features contemporary fixtures and fittings, providing a sleek and stylish space for your daily routines.

The sitting room seamlessly flows into the kitchen, creating a bright and airy open plan living area. This design is perfect for both relaxation and entertaining with the Juliet balcony offering a charming sea glimpse, adding a touch of coastal charm to the property. The property also benefits from efficient gas central heating, ensuring comfort throughout the year.

Outside, there is one allocated parking space, providing convenience and peace of mind, especially on those busy summer days. The apartment also boasts a very long lease, making it a sound investment for the future. Additionally, there are no service charges or ground rent, with the only payable cost being a contribution to the building's insurance. This property is offered with no forward chain, allowing for a straightforward and swift purchase process.

An ideal lock up and leave or first time purchase.



## LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find 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 range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.



## Tenure

Leasehold

## Lease Details

Remainder of 999 year lease granted in June 2004.

Nil service charge & ground rent. Contribution towards building insurance payable once yearly and arranged with Freeholder.

## Council Tax

Band B

## Landing

Doors to;



**Bedroom 13'4" (4.06m) x 13'4" (4.06m)**

## Shower Room

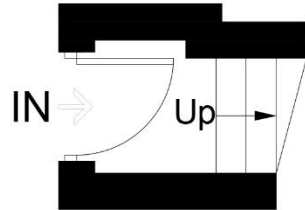
**Sitting Room/Kitchen 20'8" (6.3m) x 13'4" (4.06m)**

**Allocated Parking Space**

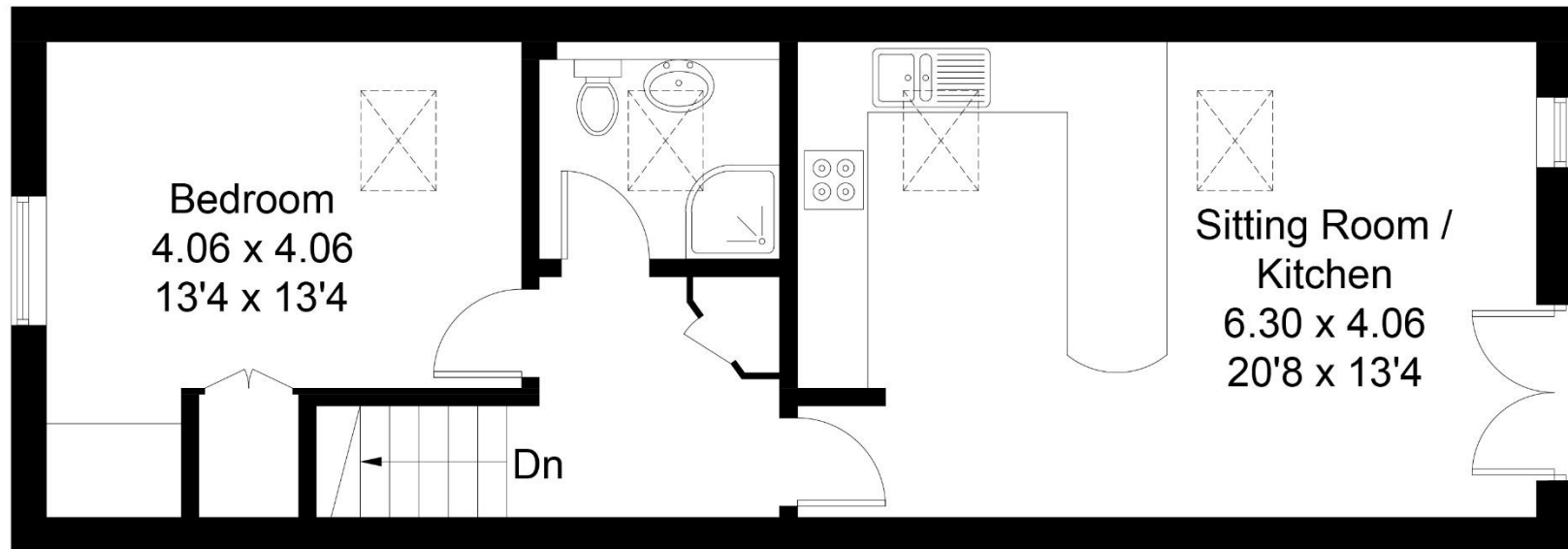


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Approximate Gross Internal Area  
53.4 sq m / 575 sq ft



## Ground Floor



## First Floor

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.



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