





# 14 Seafields, East Bracklesham Drive, Bracklesham Bay, PO20 8JN

Guide Price £450,000

Located in a prime sea front position, this beautifully presented two bedroom, ground floor apartment offers stylish, contemporary living with breathtaking coastal views.

At the heart of the home is a modern kitchen, finished with sleek granite work surfaces and high quality integrated appliances. The bright and spacious sitting room enjoys direct access to the patio via bi-folding doors, creating a seamless indoor outdoor connection - perfect for making the most of the stunning setting.

The property has been cleverly reconfigured to optimise space and now features a stunning master suite with a spa bath, basin, and fitted wardrobes. The second bedroom is a spacious double, perfect for guests or family, and is complemented by a modern family bathroom.

Further benefits include electric under floor heating with individual room controls as well as gas heating to radiators, double glazing, and the use of a communal garden, which provides direct access to the beach. A private garage offers both convenience and security.

Situated within a well maintained private development, the property is offered for sale with a share of the freehold and is being sold with a complete chain.





## LOCATION

Situated just off the beach in one of Bracklesham Bay's most sought-after spots, this property offers an enviable position. The village boasts a popular beach, enjoyed by water sports enthusiasts, locals, and visitors alike. A small range of amenities can be found nearby, including the charming beach café, 'Billy's,' where you can relax with a refreshing drink by the sea. For more extensive facilities, the nearby village of East Wittering offers a primary school, doctor's surgery, chemist, dentist, and a selection of independent shops, along with two mini supermarkets. A wider range of shopping options is available in Chichester, just 8 miles away, where you'll find a bustling city centre full of shops, cafés, and restaurants, as well as historic landmarks such as the 12th-century cathedral. For those without a car, regular bus services run from the area, ensuring easy access to nearby locations.

**Tenure** Share of Freehold | **Council Tax** Band B | **EPC** C

## Lease Details

Remainder of 999 year lease granted in March 1971. Share of freehold.

Service Charge of approximately £2,500 per annum administered by KTS Estate Management.

**Sitting Room** 15'9" (4.8m) x 10'11" (3.33m)

**Kitchen** 10'11" (3.33m) x 9'8" (2.95m)

**Bedroom 1** 12'3" (3.73m) x 11'10" (3.61m)

**Open Plan Bathroom**

**Bedroom 2** 10'11" (3.33m) x 9'5" (2.87m)

**Bathroom**

**Garage** 18'9" (5.72m) x 8'4" (2.54m)

## External & General

Communal parking on a first come first served basis.

Connected to mains water, gas, electricity & drainage. Electric under floor and gas heating to radiators.







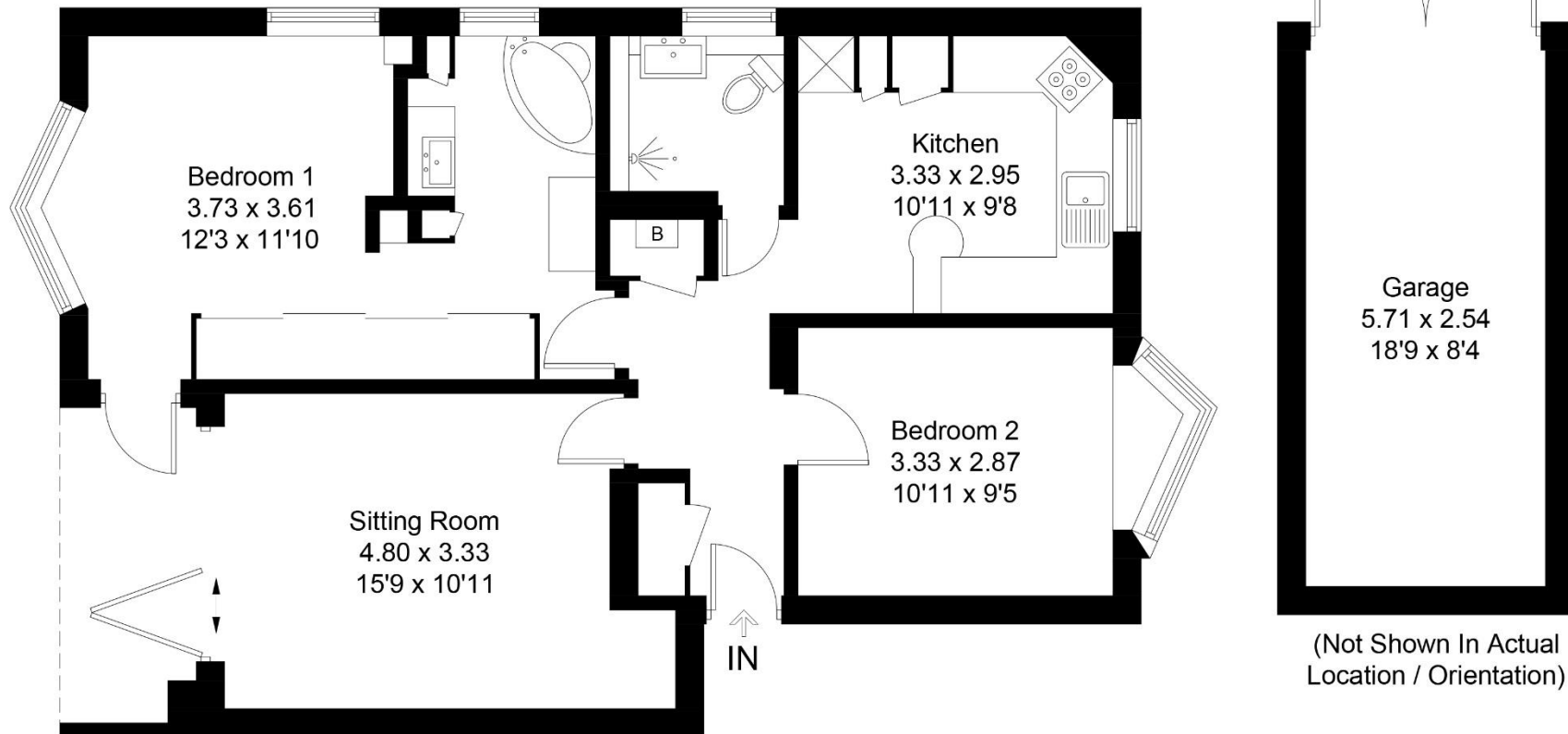
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## 14, Seafields, PO20 8JN

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 83.3 sq m / 896 sq ft



### Ground 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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