



Shore Road, East Wittering, PO20 8DX
Price Guide £425,000





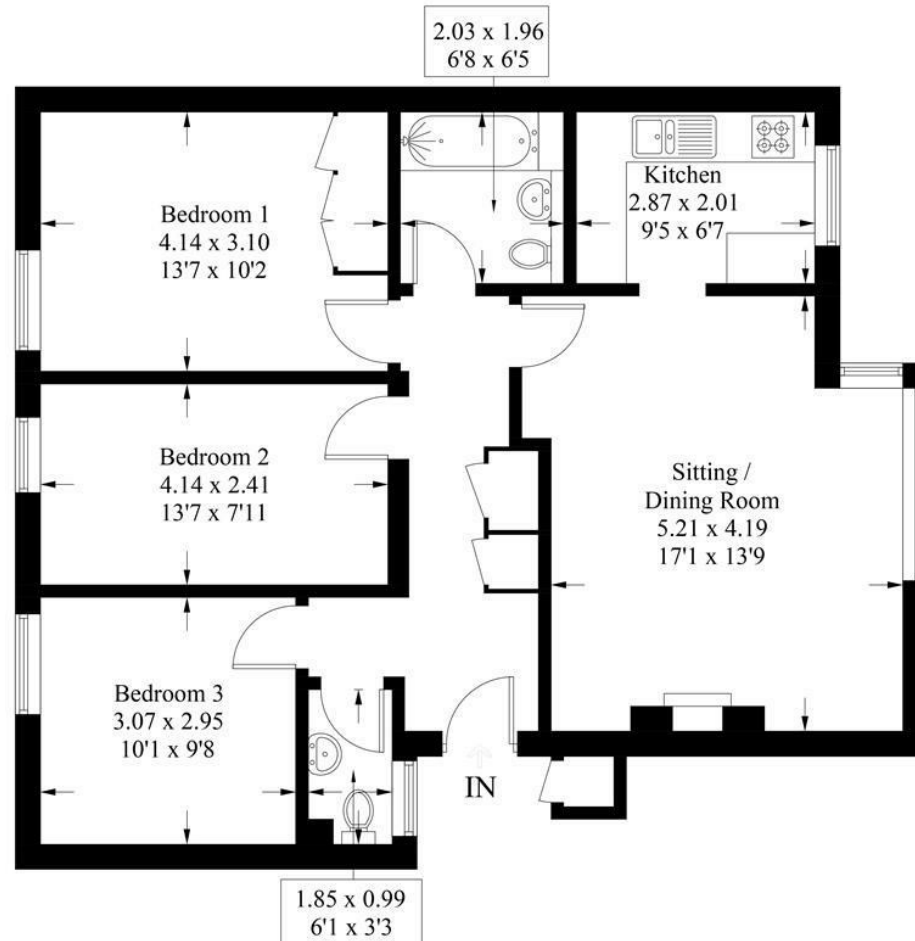
- SEA-FRONTED
- SITTING/DINING ROOM
- IDEAL HOLIDAY LET INVESTMENT/SECOND HOME

- GROUND FLOOR
- BATHROOM WITH W.C. AND SEPARATE CLOAKROOM
- GARAGE & UNALLOCATED PARKING SPACES

- THREE BEDROOM
- VILLAGE CENTRE LOCATION
- GATED DEVELOPMENT ALLOWING ACCESS FOR RESIDENTS AND GUESTS ONLY

Shore Road, PO20 8DX

Approximate Gross Internal Area
79.1 sq m / 851 sq ft



Ground Floor

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
Not to scale. Created by Emzo Marketing



An opportunity to purchase a ground floor SEA-FRONTED 3 bedroom apartment. The property has the benefit of a GARAGE, sitting/dining room and cloakroom. It is ideally located in the village of East Wittering with all shops and amenities.

Seagate Court is a gated development with a security barrier for residents and guests only.

Council Tax band C
999 YEAR LEASE FROM 2013
Service Charge £2649.00 per annum.

ELECTRONIC GATE

Seagate Court is approached via a coded security barrier or pedestrian gate.

ENTRANCE HALL

Two large built-in storage cupboards.



SITTING/DINING ROOM

17'1" x 13'8" (5.21 x 4.19)
Fireplace, door to kitchen, door to communal gardens.



KITCHEN

9'4" x 6'7" (2.87 x 2.01)
A range of wall and base units, 1 1/2 bowl sink unit, space for cooker, extractor over, space for fridge/freezer, space for washing machine, window.



CLOAKROOM

6'0" x 3'2" (1.85 x 0.99)
Low level w.c., wall mounted wash hand basin, window.

BATHROOM

6'7" x 6'5" (2.03 x 1.96)
Suite comprising panel enclosed bath with shower over and glass screen, low level w.c., pedestal wash hand basin, extractor, tiled walls.



BEDROOM ONE

13'6" x 10'2" (4.14 x 3.10)
Built-in wardrobes, window.

BEDROOM TWO

13'6" x 7'10" (4.14 x 2.41)
Window.

BEDROOM THREE

10'0" x 9'8" (3.07 x 2.95)
Window.



COMMUNAL GARDEN

Landscaped communal garden with direct access to the beach.



GARAGE & PARKING

Unallocated parking spaces and access to garage en bloc.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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