



Offers In Excess Of £340,000

9, Seafields, East Bracklesham Drive, Bracklesham Bay, PO20 8JN





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Situated on the first floor of this purpose built sea front development, a bright south facing flat having superb views over The Solent, both along to the east and west and also out to The Nab Tower.

The flat has the benefit of a large balcony accessed both from the main bedroom and living room while the gardens lead directly onto the beach, Upvc framed double glazing, electric heating and is available with immediate vacant possession.

Communal Entrance Lobby: Stairs to the first floor.

Landing: Storage cupboard with meters.

Entrance Hall: Laminate flooring. Two built in storage cupboards. Airing cupboard with hot tank and immersion heater and header tank. Tinted glass door and panel leading into the living room.

Living Room: (S and W) Bow window with direct sea views looking across The Solent to the Nab Tower and also from Selsey Bill in the east to Portsmouth and the Spinnaker Tower in the west. Door onto south facing balcony.

Kitchen: (N) Distant views towards the South Downs. Range of wall and floor cupboard units with Franke 1 1/2 bowl inset sink uni, 'Indesit' built in electric oven, 'Zanussi' veramic hob and integrated fridge/freezer. Space and plumbing for dish washer and washing machine. Part tiled

walls.

Bedroom One (S) Sea views looking across The Solent to the Nab Tower. Range of fitted cupboards with two single and double wardrobes with high level storage cupboards over. Dimplex wall mounted convector heater.

Bedroom Two: (N) Double built in wardrobe with high level cupboards over. Night storage heater.

Bathroom: Panelled bath with electric shower over and glass shower screen. Basin in vanity unit and w.c. Electric radiator.

Outside:

Communal gardens with lawn leading onto the beach.

Garage: in a block near by (situated in the south westerly corner)

Additional occasional Parking for visitors.

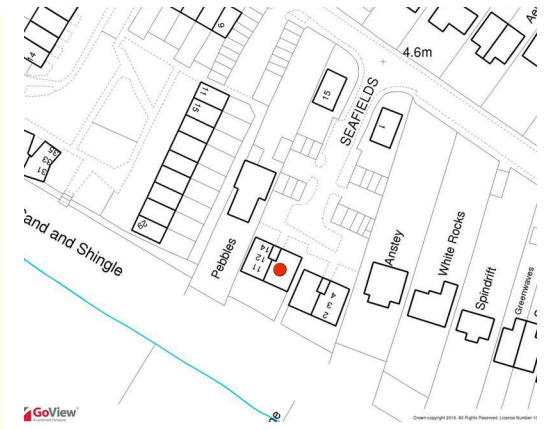
Leasehold: 944 years remaining. Annual service charge payable of £2596





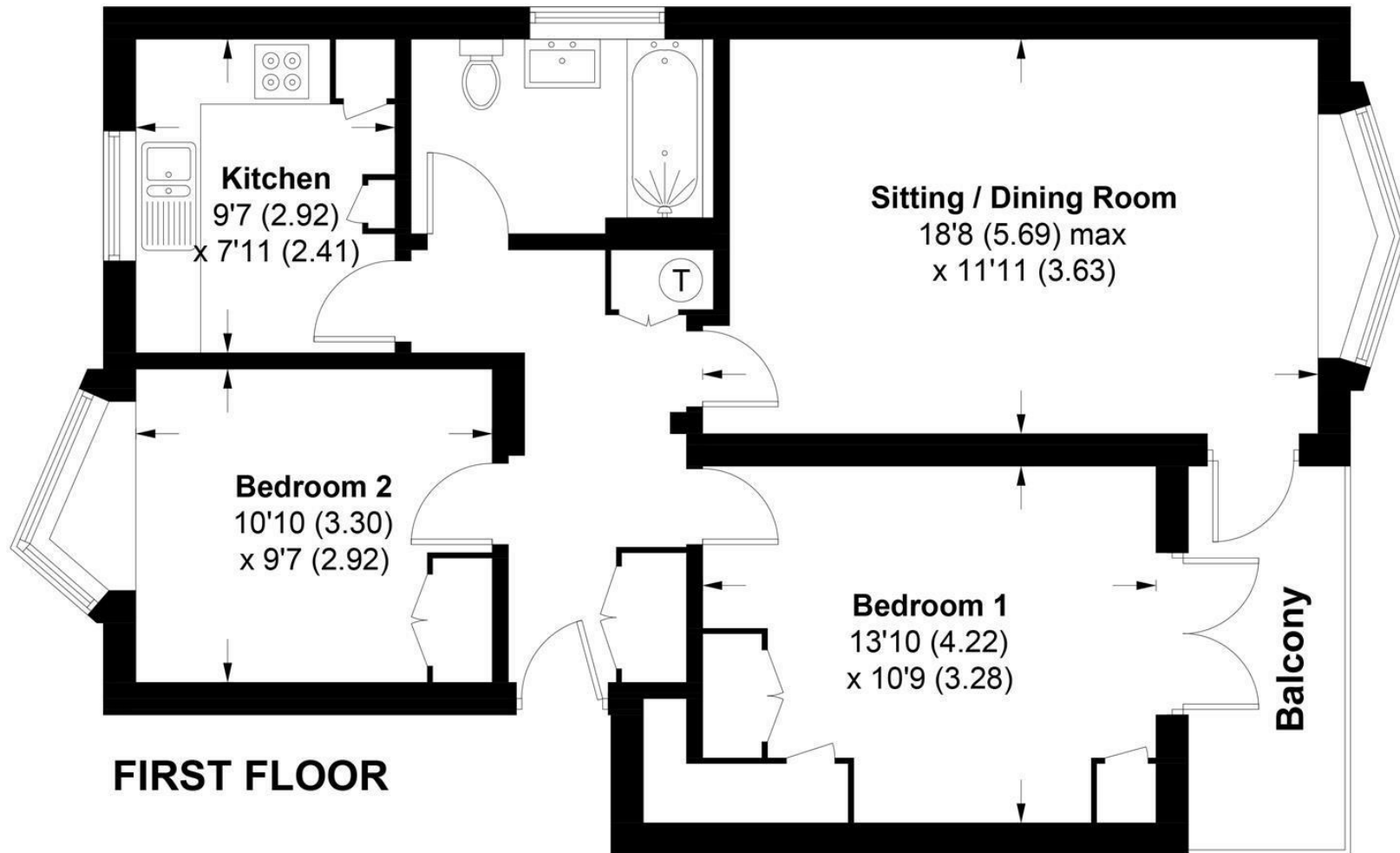






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APPROXIMATE GROSS INTERNAL AREA = 735 SQ FT / 68.3 SQ M



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. (ID1262585)

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