Offers In The Region Of £420,000

22 Seagate Court , East Wittering, Nr Chichester, West Sussex PO20 8DX

BAILEYS

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Situated in this very popular and much requested private, gated, sea front complex which offers direct access onto the beach from the communal gardens. A two bedroom, first floor flat conveniently placed for all of the local shops and amenities in East Wittering village centre just 250m away. The property is in excellent order and has recently been used as a 'Holiday Let' and as a consequence is available with early vacant possession. For those seeking a second home, no 22, would provide an easily managed holiday home offering the possibility of an income from self-catering summer accommodation. There is upvc double glazing, electric heating with Kyros Rointe radiators and a private entry phone system.

ENTRANCE HALL: Entry-phone, two built in storage cupboards.

LIVING/DINING ROOM: (W) With sea views and enjoying a pleasant westerly aspect over the communal gardens. Two thermostatically controlled electric heaters. Access onto the west facing Sun Balcony.

KITCHEN: (W) View over gardens. Range of oak floor and wall cupboard units with inset single drainer sink unit. Zanussi ceramic hob with cooker hood over and Bosch electric cooker below. Integrated Electrolux dish washer and integrated Electrolux washing machine. Bosch integrated fridge/freezer.

BEDROOM ONE: (E) Built in double wardrobe cupboard with additional single airing cupboard housing insulated hot water with immersion heater. Thermostatically controlled electric heater.

BEDROOM TWO: (E) Thermostatically controlled electric heater.

BATHROOM: Full width shower with sliding glass door, recessed w.c. and vanity unit with mirror cabinet above. Chrome, ladder style radiator.

OUTSIDE: There is a GARAGE, number 22 situated within the compound at the rear of estate.

Residents enjoy use of the lawned, maintained communal gardens that lead directly out onto the promenade and beach.

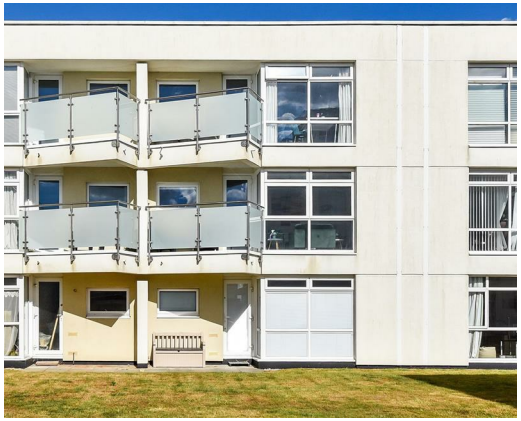
Tenure: The flat is held on a 999 year lease and will be sold with a share in the freehold company "Seagate Court Management Limited".

The annual service charge from 29 September 2024 – 28 September 2025 was £2,649.00.

Council Tax: C

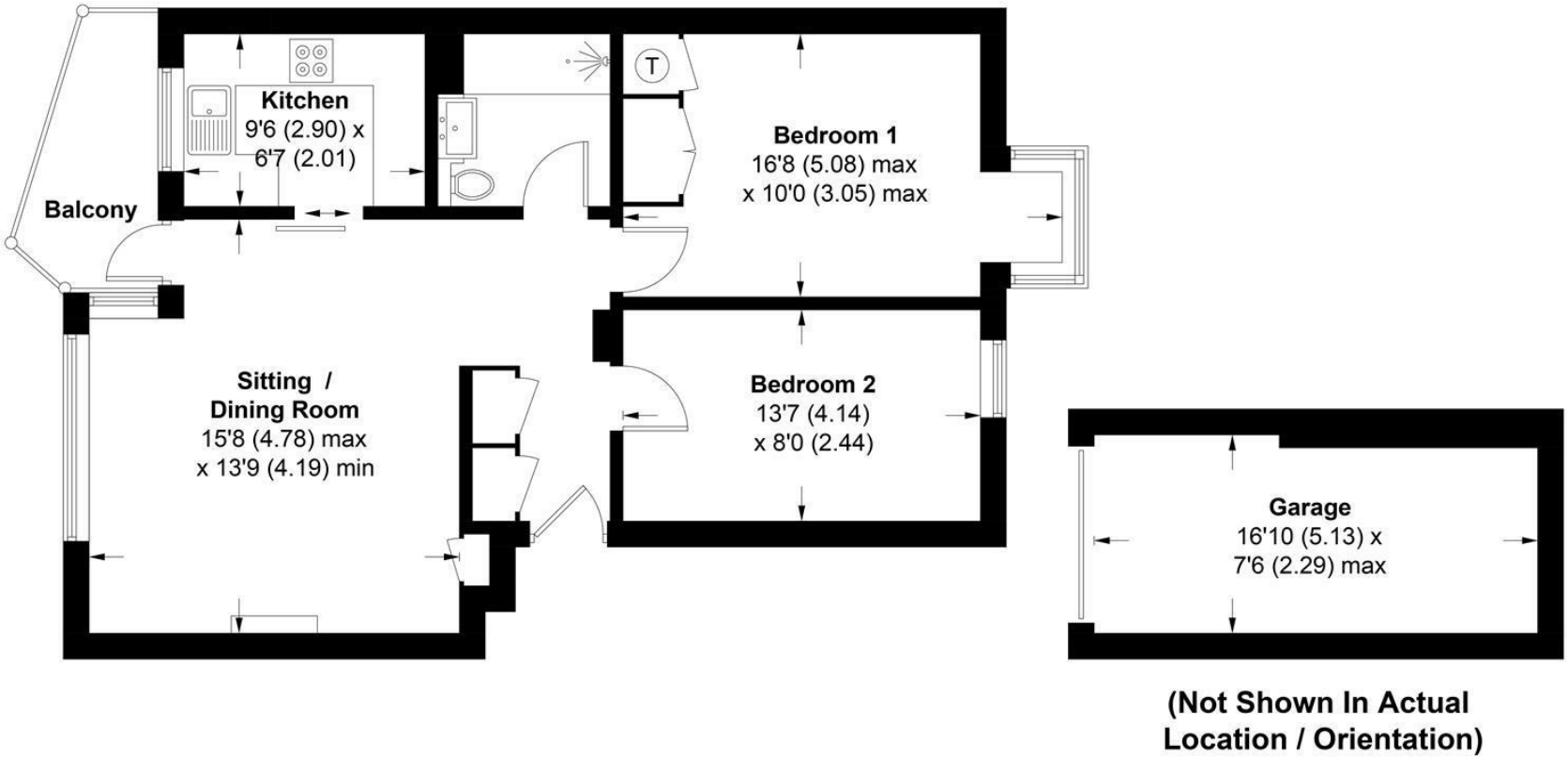
Viewing: By appointment with the office, please.

happy



22 Seagate Court, Shore Road, PO20 8DX

APPROXIMATE GROSS INTERNAL AREA = 666 SQ FT / 61.9 SQ M
GARAGE = 127 SQ FT / 11.8 SQ M
TOTAL = 793 SQ FT / 73.7 SQ M



(Not Shown In Actual Location / Orientation)

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. (ID1207600)

Produced for Baileys Estate Agents

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The Property Ombudsman

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