



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**6 Bracklesham Court, Bracklesham Lane, PO20 8JA**

# 6 Bracklesham Court, Bracklesham Lane PO20 8JA

Guide Price £145,000

A well-presented one bedroom first floor flat, offering an excellent opportunity for either investment or a first-time purchase.

The rear-facing sitting room incorporates a compact kitchenette, providing a practical and versatile space for modern living. The front-facing bedroom benefits from an en suite bathroom, fitted with a bath and shower over, offering both comfort and convenience. Additional storage is available under the external staircase, providing extra space for belongings.

The flat is heated by electric heaters and further benefits from a parking space, ensuring ease of access for residents or tenants.

Ideal for a buy-to-let investor, the property has an indicative rental income of approximately £800 per calendar month. Astons of Sussex currently manage the tenancies for the entire building and report excellent occupancy levels, reflecting the strong tenant retention within the block. Compliance is immediate, with the property benefiting from a valid Electrical Installation Condition Report (EICR).

The flat will be offered with a new 150-year lease. The service charge is currently managed informally by the freeholder and is anticipated to be in the region of £100 per month, with a peppercorn ground rent. The current owner will retain the freehold, allowing for straightforward and efficient management arrangements for incoming leaseholders.

Overall, this flat represents a low-maintenance investment opportunity within a well-managed building, combining secure tenancy, reliable rental income, and scope to add value through cosmetic improvement.



## LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co op, news agents as well as a number of coffee shops/eateries including the popular `Billy`s` where you can enjoy a cold beverage by the sea. 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is

## Tenure Leasehold | Council Tax Band A | EPC C

New 150-year lease to be granted. Service charges currently administered informally but a Management Company to be set up with charges expected to be approximately £100 per annum. Peppercorn ground rent.

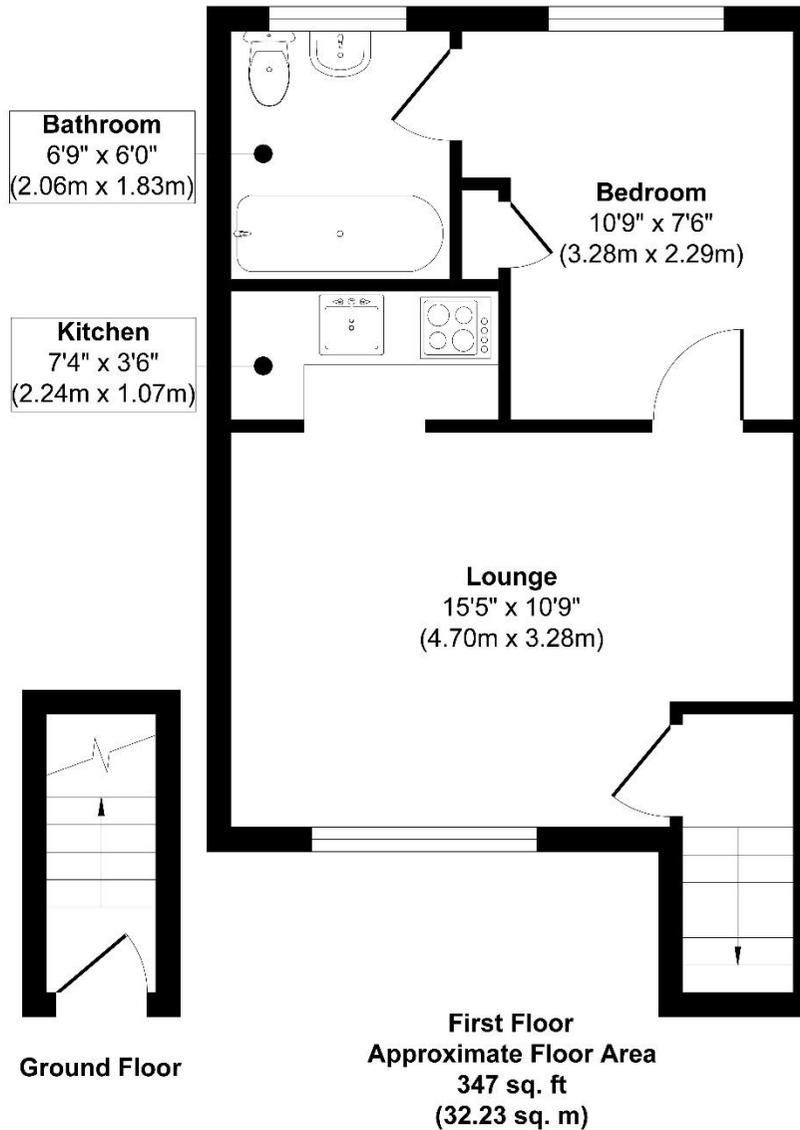
A share of the freehold is available by separate negotiation.

Connected to mains water, electricity & drainage. Electric heaters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		





Approx. Gross Internal Floor Area 347 sq. ft / 32.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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