



Astons
of Sussex
Residential Sales & Lettings



25 Sandpiper Court, East Wittering, West Sussex, PO20 8RD

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Guide Price £250,000

MODERNISED ground floor FLAT with SHARE OF FREEHOLD and NO FORWARD CHAIN. Two DOUBLE bedrooms, re-fitted KITCHEN & BATHROOM, access to COMMUNAL GARDEN, and ALLOCATED under-cover PARKING close to the BEACH.

Situated just a short stroll from the beach, this beautifully modernised two bedroom ground floor flat offers a wonderful opportunity to enjoy coastal living in the heart of Bracklesham Bay. Having undergone a complete refurbishment throughout, the property presents immaculately and is ready to move straight into.

The accommodation includes a bright and welcoming sitting room with doors opening directly onto a small private patio area, which in turn leads to the well-tended communal gardens - perfect for relaxing or enjoying a morning coffee outdoors. The newly fitted kitchen features a contemporary design with integrated oven and induction hob, dishwasher, and washing machine, as well as a 'Franke' filter tap for cold water and space for a fridge freezer.

Both bedrooms are comfortable doubles, offering ample space for furnishings, while the re-fitted bathroom includes a modern white suite with a shower over the bath, stylish tiling, and a heated towel rail. The property benefits further from energy-efficient ceramic Rointe electric heaters, ensuring warmth and comfort all year round.

Externally, there is an allocated under-cover parking space, providing convenient and secure parking which is a real advantage in this popular coastal location. The property also comes with the added benefit of a share of the freehold, offering peace of mind and greater control over the management of the building.



This superb apartment would make an ideal permanent home, coastal retreat, or investment purchase. With its fresh modern finish, no forward chain, and enviable location close to the beach, village shops, and local cafés, this is an opportunity not to be missed.

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.

A handful of local amenities are close by, including the well known seafront café - formerly Billy's, now reopened under new ownership as 'The Beach' where you can enjoy food and drinks with uninterrupted sea views. 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 steeped in rich architecture with the skyline dominating 12th century cathedral. For those who do not drive, there is a bus service at regular intervals from the area.

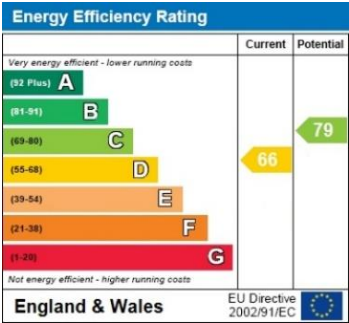
Tenure Freehold | **Council Tax** Band C | **EPC** D

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

Tenure

Leasehold with a share of the freehold.
Remainder of 999 year lease granted in June 1986.

Service charge 2025/26 £1,377 per annum & £60 ground rent.
Payable to Stride Management Ltd.



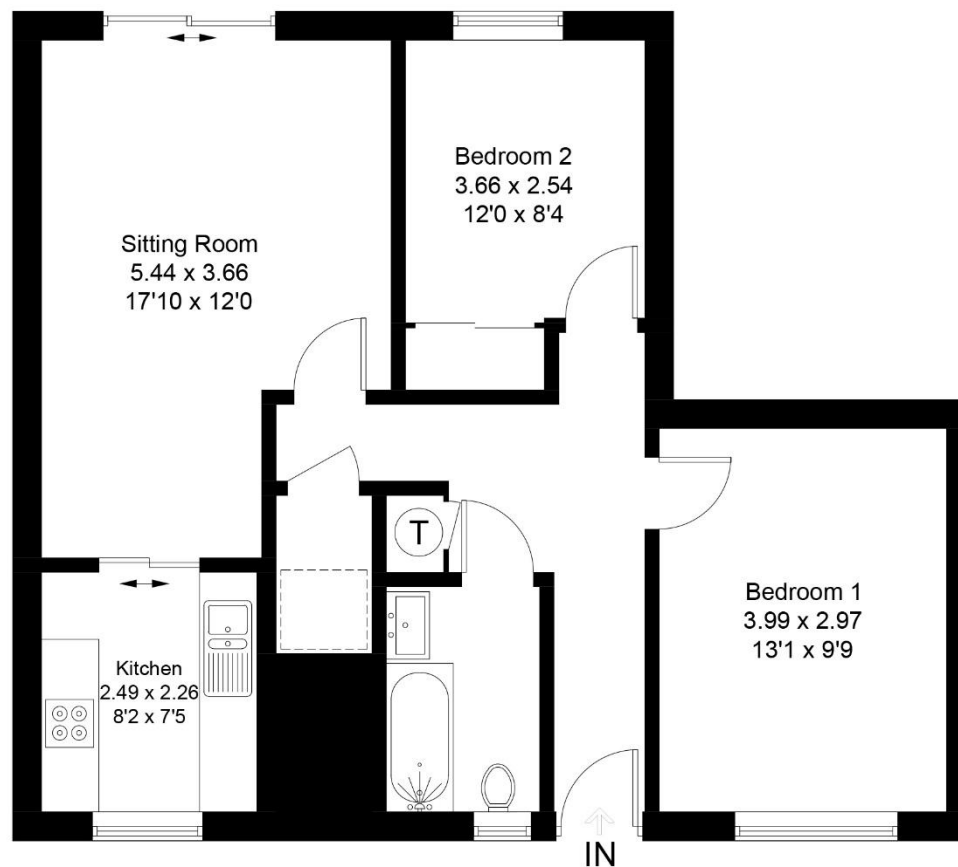
25, Sandpiper Court, PO20 8RD



Approximate Gross Internal Area = 61.5 sq m / 662 sq ft



= Reduced headroom below 1.5m / 5'0



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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