



Astons
of Sussex
Residential Sales & Lettings



5 Bracklesham Court, Bracklesham Lane, PO20 8JA

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Guide Price £145,000

A one bedroom FIRST FLOOR flat with EN SUITE. SITTING ROOM/KITCHENETTE, allocated PARKING space, and ELECTRIC HEATING. Ideal INVESTMENT with HIGH OCCUPANCY rates.

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. External storage is available under the 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.

The flat will be offered with a share of the freehold and 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.



LOCATION

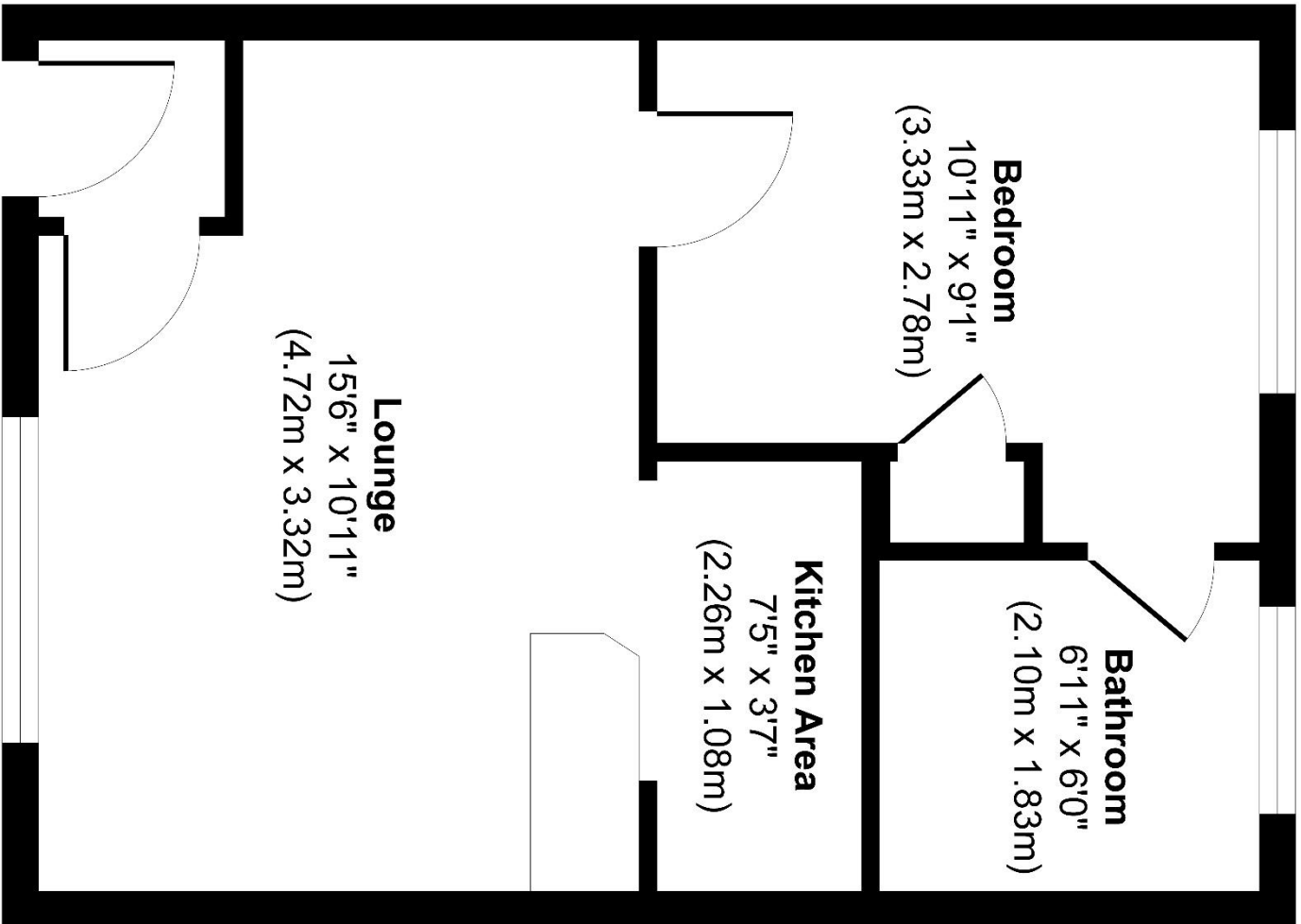
The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including 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 steeped in rich architecture with the skyline dominating 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

Tenure Share of Freehold | **Council Tax** Band A | **EPC** D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor

Approx. Gross Internal Floor Area 342 sq. ft / 31.79 sq. m

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

Produced by Elements Property

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