



Astons
of Sussex
Residential Sales & Lettings



1 The Paddock, Bracklesham Bay, West Sussex, PO20 8AF

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Guide Price £249,950

Situated within a well maintained residential development, this beautifully presented two bedroom ground floor apartment has recently undergone a programme of redecoration, including new carpets throughout and a refreshed kitchen, creating a bright and inviting home ready for immediate occupation. The property also benefits from an allocated parking space, visitor parking and a pleasant patio area accessed directly from the sitting room.

A communal entrance lobby leads through to the private entrance hall, which provides access to all principal rooms and incorporates two recessed storage cupboards, one of which offers plumbing for a washing machine, adding valuable practicality to the layout.

The sitting room is a particularly bright and spacious reception area, enhanced by double doors opening onto the patio area, allowing plenty of natural light to flood the room. There is ample space for both seating and dining furniture, making it a versatile space for day to day living and entertaining alike. The sitting room flows openly into the kitchen, creating a sociable arrangement whilst retaining clearly defined living areas.

The kitchen has recently been refreshed with new cupboard fronts and new vinyl flooring, giving the space a modern and well kept appearance. Fitted with a range of matching wall and base units with roll top work surfaces over, the kitchen also benefits from an integrated eye level oven together with space for a dishwasher and fridge freezer.

Both bedrooms are comfortable double rooms, offering flexibility for occupiers whether used as bedrooms, guest accommodation or a home office. The principal bedroom further benefits from a recessed wardrobe, providing useful built-in storage.



The bathroom is beautifully appointed with a four piece suite comprising a vanity sink unit, close coupled WC, panel enclosed bath and separate shower cubicle, creating a stylish and practical space suited to modern living.

Further benefits include gas fired central heating via radiators, an allocated parking space, visitor parking within the development and access to a communal external locked storage shed, ideal for bicycles or watersports equipment.

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 Leasehold | **Council Tax** Band C | **EPC** C

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

Tenure

Leasehold with remainder of 125 year lease granted in 2008.

Service charge of £702 due twice yearly with ground rent of £150 per annum, administered by KTS Estate Management Ltd.

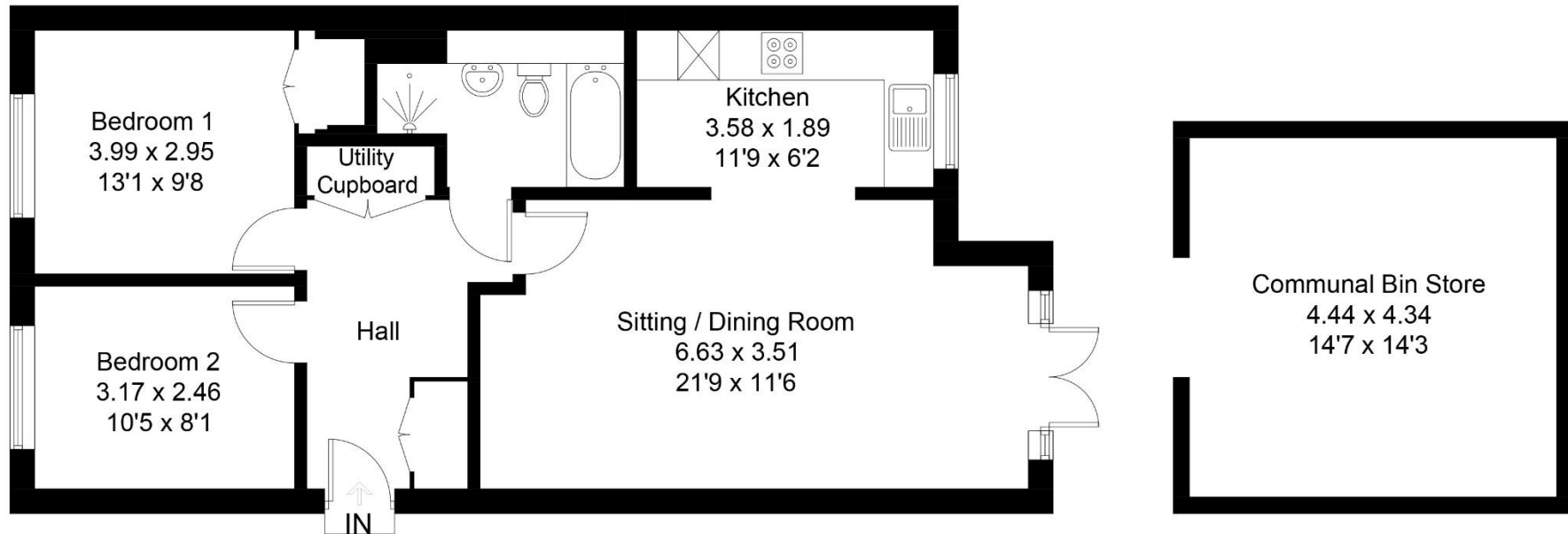




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Approximate Gross Internal Area = 63.9 sq m / 688 sq ft
(Excluding Communal Bin Store)



Ground Floor

(Not Shown In Actual
Location / Orientation)

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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