



Astons
of Sussex
Residential Sales & Lettings



1 Bracklesham Court, Bracklesham Lane, PO20 8JA

Flat 1 Bracklesham Court, Bracklesham Lane PO20 8JA

Guide Price £142,500

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

A well-presented one bedroom ground floor flat, offering an excellent opportunity for investment or first-time purchase. The property has recently undergone some redecoration, giving it a fresh and welcoming feel throughout.

The front facing sitting room features a compact kitchenette, providing a practical and versatile space for modern living. The rear facing bedroom enjoys a peaceful aspect and comes with an en suite bathroom, complete with a bath and shower over, offering comfort and convenience.

The flat is heated by electric heaters and benefits from an allocated parking space, providing ease of access for residents or tenants.

Ideal for a buy-to-let investor, the property has an indicative rental yield of approximately £800 per calendar month.

This flat represents a low maintenance investment opportunity in a well-managed building, combining secure tenancy, good rental income, and the flexibility to add value through minor improvements.



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

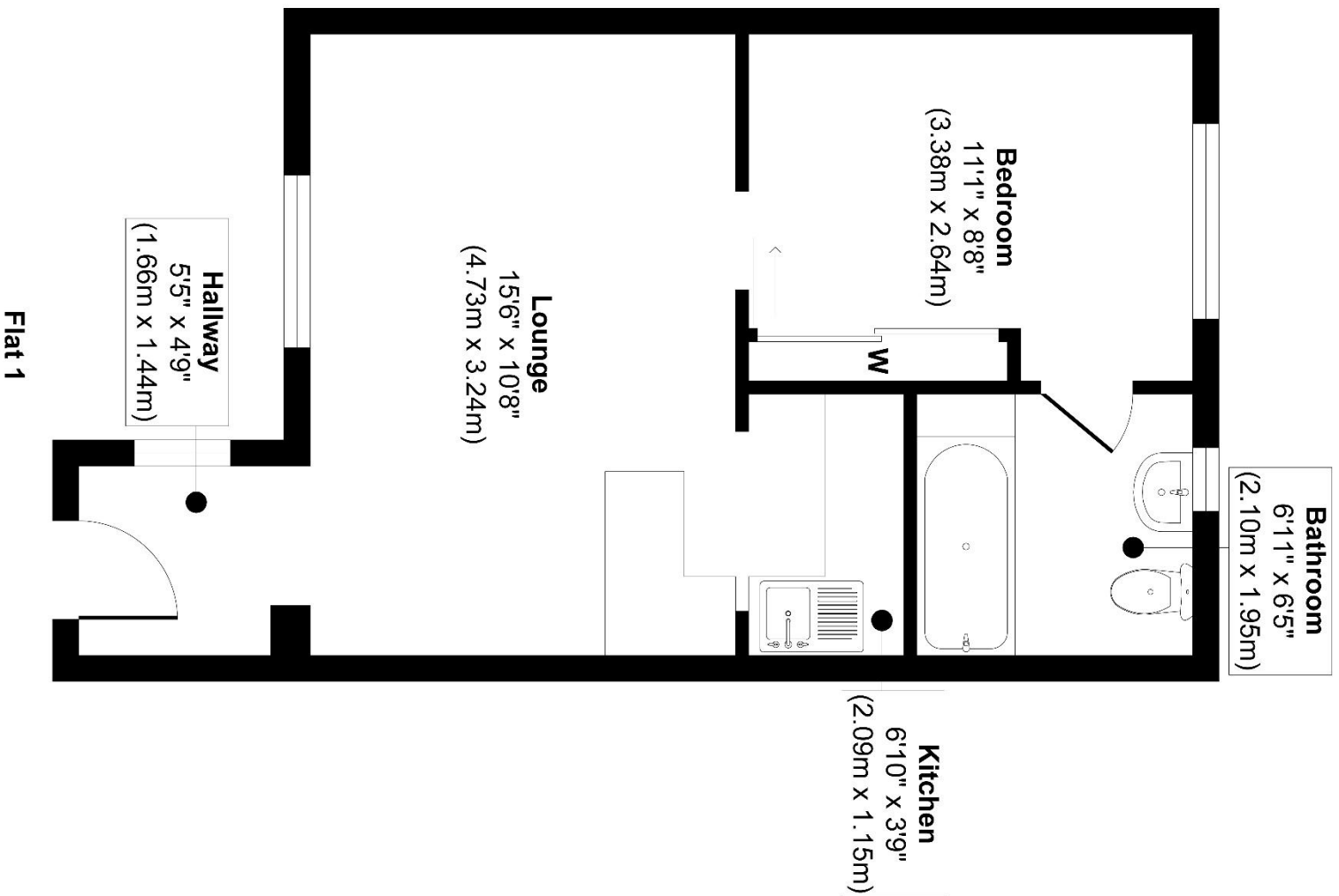
Connected to mains water, electricity & drainage. Electric heaters.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(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 369 sq. ft / 34.32 sq. m

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

Produced by Elements Property

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