



Astons
of Sussex
Residential Sales & Lettings



17 Armada Court, Bracklesham Bay, PO20 8JS

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Guide Price £375,000

Just a stones throw from the beach, this beautifully presented ground floor apartment offers an exceptional blend of coastal living, character and modern comfort. Tastefully updated by the current owner, the property has been thoughtfully reconfigured to create a spacious one-bedroom home, while retaining the flexibility to be easily converted back into its original two-bedroom layout if required.

The accommodation flows effortlessly from the welcoming entrance into a generous, semi open-plan living space, designed with both relaxation and entertaining in mind. The sitting room is centred around a charming wood-burning stove, creating a cosy focal point during the cooler months, whilst attractive wood flooring enhances the sense of warmth and style throughout. An archway leads through to the kitchen, maintaining an open feel, with the adjoining dining area - formerly the second bedroom - providing excellent versatility. Sliding patio doors open directly onto the enclosed rear garden, seamlessly connecting the indoor and outdoor living spaces.

The kitchen is both practical and well-appointed, featuring a range of base units with work surfaces over, open shelving for additional storage and display, space for a freestanding cooker, plumbing for a washing machine and room for a tall fridge freezer.

The generous principal bedroom enjoys a peaceful outlook and benefits from a walk-in wardrobe, providing excellent storage, while window shutters offer both privacy and character. Completing the accommodation is a stylish shower room, fitted with a modern suite to provide a practical and contemporary finish.



Further enhancements include newly installed Fischer electric heaters throughout, ensuring efficient and comfortable heating, while the wood-burning stove provides additional charm and ambience.

Outside, the fully enclosed rear garden has been designed for low-maintenance enjoyment, with decorative gravel, mature planting, colourful flower borders and established trees creating an attractive and private outdoor retreat throughout the seasons.

The property also benefits from an allocated parking space and a garage en bloc, adding valuable convenience and storage.

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 ‘The Beach’ 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 B | **EPC** C

Connected to mains water, electricity & drainage. Electric heating and wood burning stove.

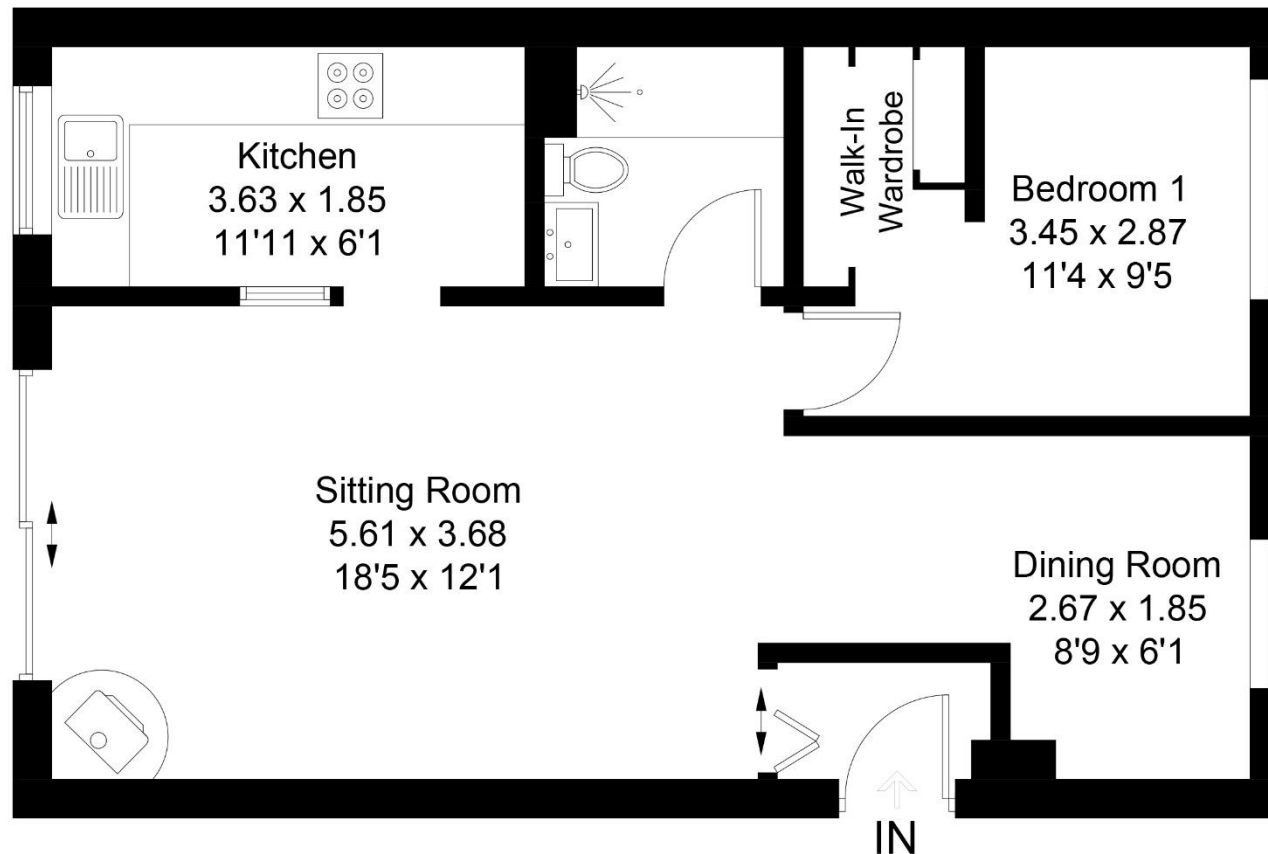
Share of Freehold with remainder of 200-year lease granted in 2011.

Yearly service charge of £1,955.96 and ground rent of £70 payable to Stride & Son Property Management.



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Approximate Gross Internal Area = 52.7 sq m / 567 sq ft

**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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