

Astons of Sussex
Residential Sales & Lettings

8 Armada Court, East Bracklesham Drive, PO20 8JS

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Guide Price £395,000

Enjoying a coastal outlook, this significantly modernised and spacious three bedroom maisonette extends to approximately 1,092 sq ft and offers well-presented accommodation arranged over two floors, complemented by a south-facing balcony with sea views.

The property is accessed via a main entrance door, with stairs rising to a landing and a private door opening into the apartment. From here, an internal hallway provides access to the main accommodation. The south and sea-facing sitting room is a particular feature of the property, with a sliding door opening directly onto the balcony, creating an ideal space to sit and enjoy the outlook. The room also features a bespoke media wall with integrated lighting and is open to the adjoining kitchen/dining area, giving the principal living space a sociable and contemporary feel.

The kitchen is fitted with a matching range of wall and base-level units and incorporates an integrated fridge/freezer, oven and hob. Its open-plan connection with the sitting room makes it well suited to both everyday living and entertaining.

Two of the three bedrooms are located on the first floor, together with a beautifully appointed and refitted family bathroom. Stairs rise to the top floor, where the principal bedroom provides a private retreat, complemented by its own refitted shower room.

Outside, residents have use of a communal garden, which features raised beds and planters, providing an attractive shared outdoor space. Further practical benefits include a garage located in a nearby compound, accessed via an electric gate, where an additional parking space is also available.







Having undergone significant modernisation, the property combines contemporary finishes with a versatile layout and the lifestyle appeal of its south-facing position and sea views. With three bedrooms, two refitted bath/shower rooms, a balcony and the benefit of a garage and parking, it represents an appealing opportunity for those seeking a well-presented coastal home.

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: Share of Freehold
Local Authority: Chichester District Council
Council Tax: Band B £1,920.86
EPC: D
Services: Mains water, electricity & drainage.
Heating Type: Electric heating.
Conservation Area: No

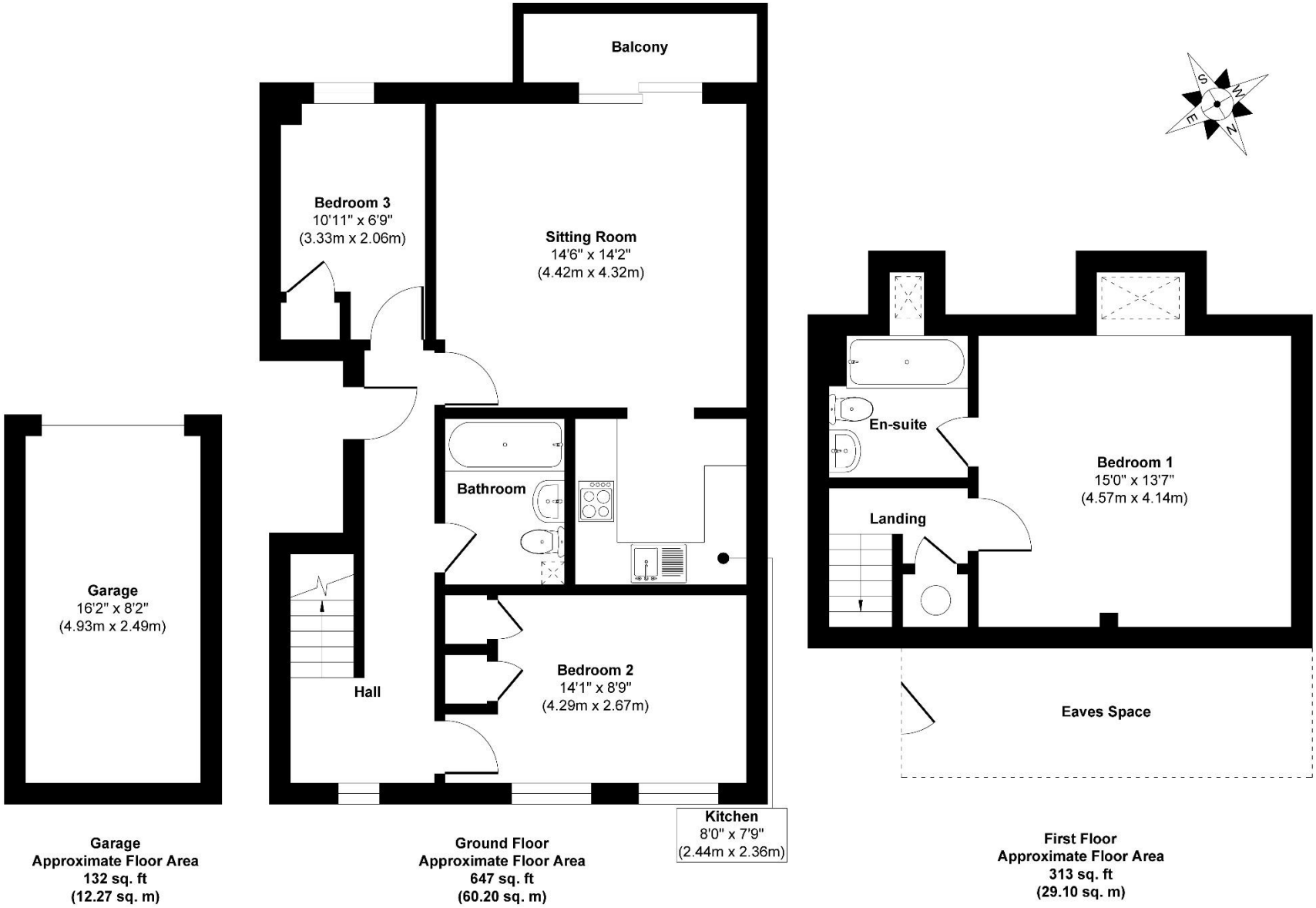
Share of Freehold with remainder of 200-year lease granted in 2011.
Yearly service charge of £1,955.96 and ground rent of £70 payable to Stride & Son Property Management.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.







Garage
Approximate Floor Area
132 sq. ft
(12.27 sq. m)

Ground Floor
Approximate Floor Area
647 sq. ft
(60.20 sq. m)

First Floor
Approximate Floor Area
313 sq. ft
(29.10 sq. m)

Approx. Gross Internal Floor Area 1092 sq. ft / 101.57 sq. m (Including Garage)

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

Produced by Elements Property

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