



Astons
of Sussex
Residential Sales & Lettings



Flat 1 Shemara, East Bracklesham Drive, PO20 8JW

Flat 1 Shemara, East Bracklesham Drive PO20 8JW

Guide Price £699,950

Measuring approximately 1,286 sq ft, Flat 1 is a beautifully presented ground floor apartment offering spacious, contemporary living just moments from the beach. Finished to a high specification throughout, the apartment features two generous double bedrooms, including a superb principal suite with floor-to-ceiling windows, a sleek en suite shower room, and a dedicated dressing area.

A separate study is located off the hallway - ideal for home working or as a flexible space that can accommodate a single bed if required.

The stylish Sylvarna kitchen, finished in matte grey with quartz worktops, includes a full range of Neff appliances and a cleverly designed drop-down dining table for space-saving convenience. Both bathrooms are fitted with premium sanitary ware, fully tiled, and finished with heated towel rails and large mirrors for a clean, modern look.

Additional features include a double-width storage cupboard and an insulated utility cupboard with plumbing and space for both a washing machine and tumble dryer. Underfloor heating runs throughout the apartment and can be individually controlled room by room for optimal comfort.

The apartment enjoys the exclusive use of a private patio, accessed via triple-track sliding doors from the spacious sitting room - an ideal spot for alfresco dining or relaxing in the fresh sea air.



To the front, there is allocated parking for two vehicles and electric car charging points. Residents have the use of a shared cycle and bin store which can also double as storage for water sports equipment.

This low-maintenance, energy-efficient apartment would make an ideal 'lock-up-and-leave' coastal retreat, a stylish permanent residence, or an attractive investment opportunity with holiday letting permitted. The property is offered with the remainder of the 10-year Premier Build Warranty, providing modern seaside living with peace of mind.

LOCATION

This property boasts a spectacular beach front position in one of Bracklesham Bay's most desirable locations. The village is a popular destination for water sports enthusiasts, holiday makers, and locals alike, thanks to its wide, open beach and laid back coastal charm. 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. A wider selection of facilities can be found in the neighbouring village of East Wittering, including a primary school, GP surgery, pharmacy, dentist, two mini supermarkets, and a variety of independent shops. For a more extensive shopping and cultural experience, the cathedral city of Chichester is just 8 miles away, offering a wealth of high street retailers, restaurants, and cafes, all set within its historic centre dominated by the striking 12th-century cathedral. The area is also well-connected via a regular bus service, making it accessible for those who prefer not to drive.

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

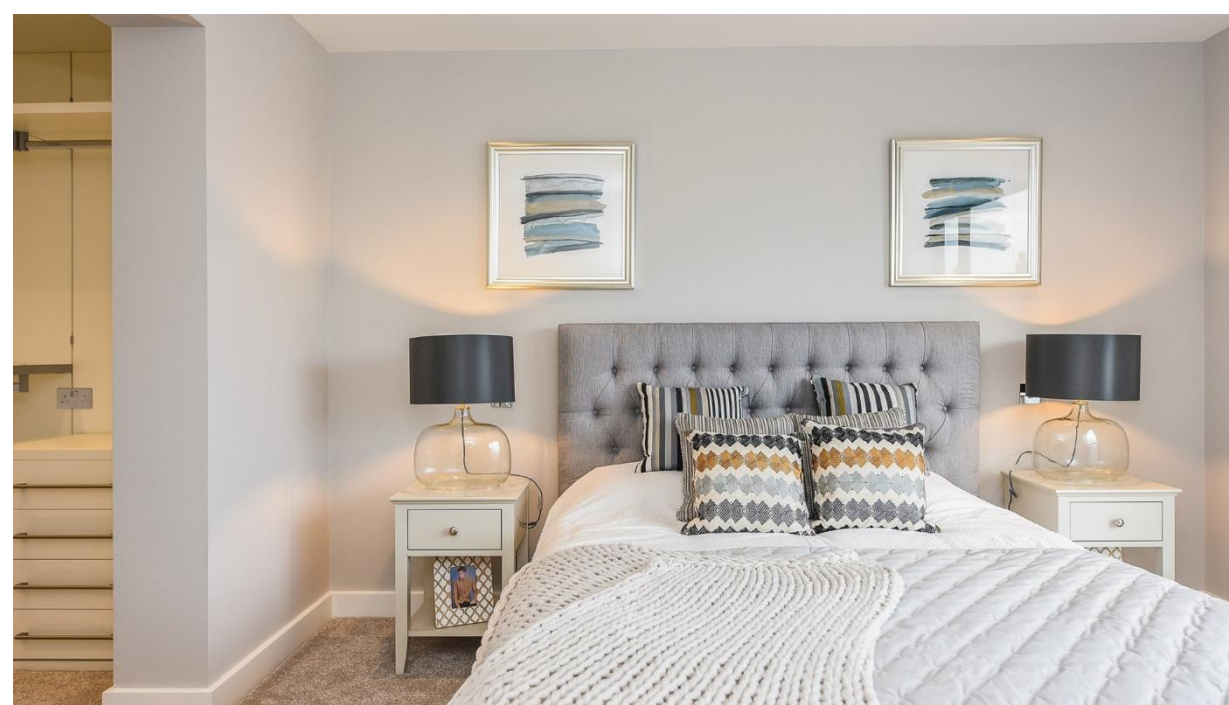
Connected to mains water, gas, electricity & drainage. Under floor heating throughout.

Tenure

999 year lease. Nil ground rent.

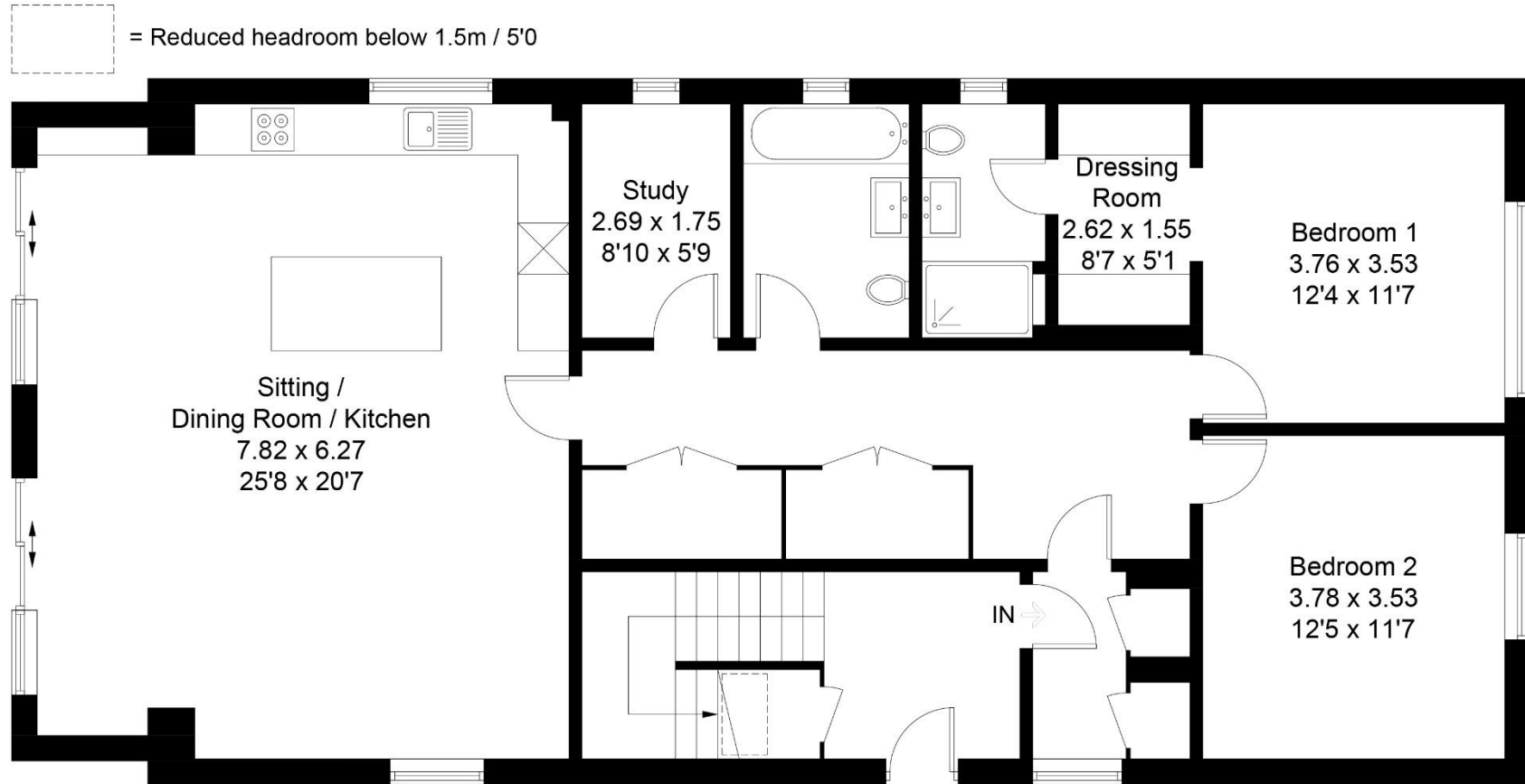
Service charges currently being administered informally with exact charges to be confirmed, however expected to be approximately £1,600 per annum





Shemara, East Bracklesham Drive, PO20 8JW

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft
(Excluding Communal Area)



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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991