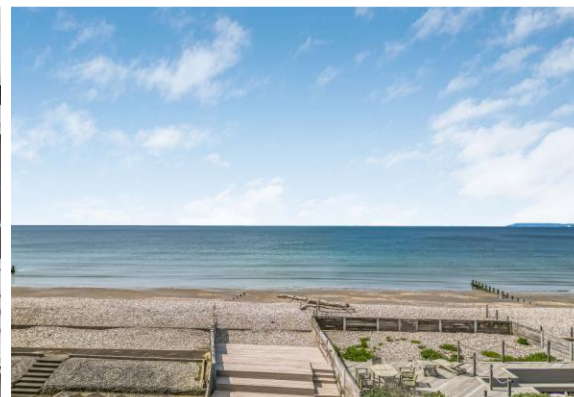




**Apt. 3 Shemara,
East Bracklesham
Drive,
Bracklesham Bay,
PO20 8JW**

Guide Price
£625,000 Leasehold

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STRIDE & SON

Established 1890

A stunning beach front top floor apartment offering far reaching views with private balcony and beach access.



2



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1



B



EPC

TBC



888
sq. ft.

DESCRIPTION:

This small development of just 3 apartments was completed in late 2022 by a reputable local developer and has been finished to an exceptionally high standard. They are to be sold for the first time with the remnant of a 10-year build zone warranty. The apartments have most recently been let by the vendor as lucrative holiday lets. The selling Agents are happy to share the income figures with interested purchasers. The properties are to be sold furnished or unfurnished, dependent on the level of the offer.

The apartment offers bright and well apportioned accommodation including a south facing balcony with excellent sea views across The Solent towards Nab Tower and on a clear day Portsmouth can be seen to the west. The flat offers versatile accommodation briefly summarised as follows:

A utility room is accessed from the top floor landing with the entrance hall providing access to all the accommodation. The spacious Master bedroom has double storage cupboards and a large window overlooking the front of the property. There is a second double bedroom and a family bathroom with a large storage cupboard, walk in shower, WC and a wash hand basin. The open plan kitchen/living area provides far reaching sea views with direct access to the balcony via floor to ceiling sliding doors. The kitchen has been designed and fitted by renowned local kitchen designers Sylvarna and provides a fabulous space for cooking, entertaining and relaxing whilst taking in the view.

The private balcony has ample space for outside dining and there is a communal garden which is mostly laid to lawn with direct beach access. There is a gravel driveway with allocated off-street parking for several cars, car charging point and a timber-built bike, bin and board store.





LOCATION:

Bracklesham Bay is a popular coastal village on the outskirts of East Wittering, and just 3 miles from West Wittering. East Wittering provides a good range of local shops as well as a junior school, doctor's surgery and chemist. West Wittering, famous for its sandy Blue Flag beaches close to the mouth of Chichester Harbour and the National Trust Reserve at East Head, also offers a small range of local shops and a public house. The award-winning coastline of the Witterings provides many opportunities for swimming, windsurfing and kite surfing.

Whilst sailing is the predominant pastime in the area, there is a wide choice of other recreational activities in Chichester, some 7 miles to the north. The cathedral city offers excellent high-street shopping, many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Chichester also has a railway station with regular services to London Victoria, and along the coast to Portsmouth and Brighton. The nearby Goodwood Estate is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.

Services: Gas fired central heating. Electric solar panels.

Tenure: 999 years from date of purchase

Service charge: TBC

Ground rent: TBC

Council Tax Band: Band B

Local Authority: Chichester District Council

EPC Rating: Band A (expires Jan 2033)

FLOORPLAN

Flat 3, Shemara, East Bracklesham Drive, Bracklesham

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 7.6 sq m / 82 sq ft
Total = 82.5 sq m / 888 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DIRECTIONS

From the shops in East Wittering head south and take the last turning on the left into East Bracklesham Drive. Follow the road for approximately ½ mile where Shemara will be found on the right-hand side.

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