





## 11 Armada Court

A well presented ground floor apartment situated just a stone's throw from the beach.



- ▶ Yards from the beach
- ▶ Two double bedrooms
- ▶ Courtyard garden
- ▶ Sea view
- ▶ Off street parking and garage
- ▶ Private development

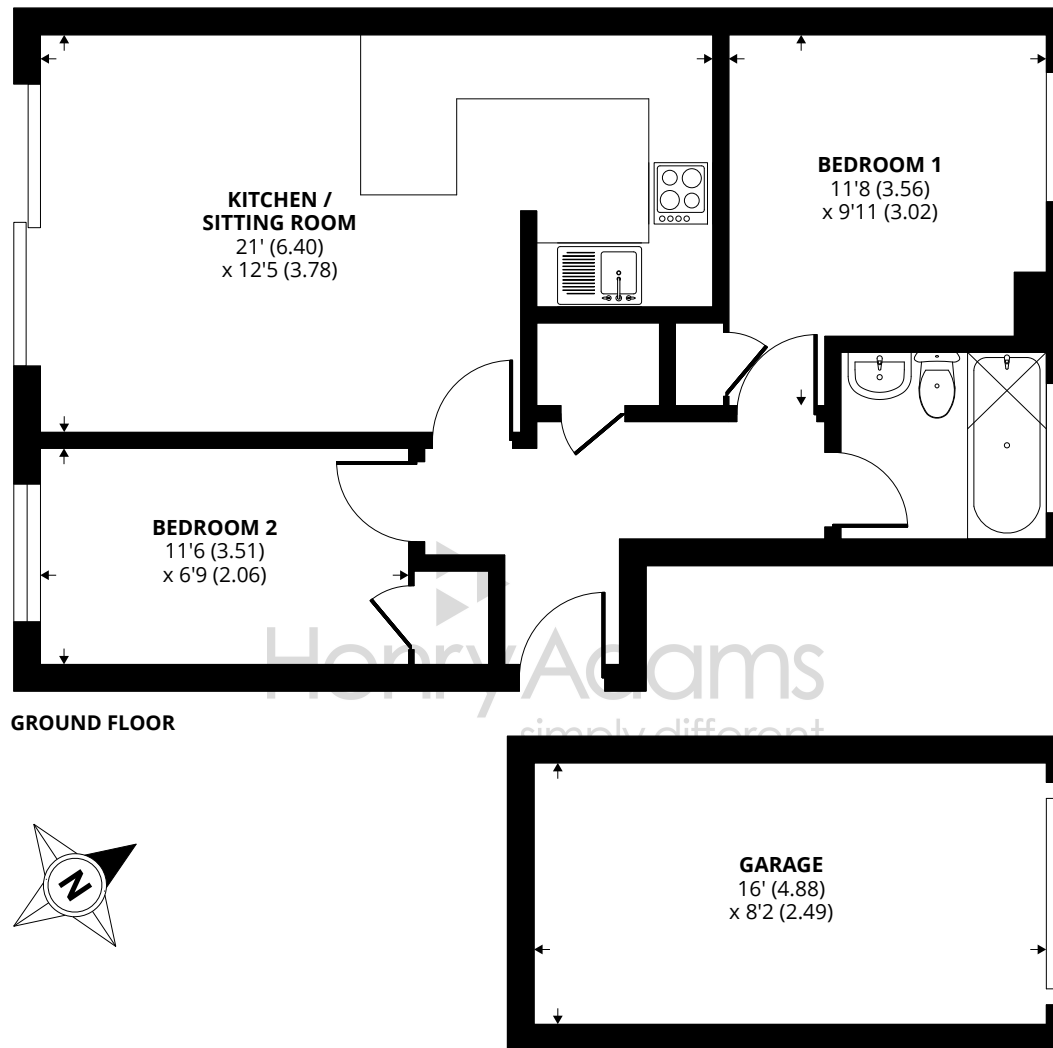
Situated in a perfectly located development just yards from the foreshore, accompanied by excellent sea views, this well-presented ground floor apartment with garage and parking presents a fantastic opportunity for those wishing to live by the sea, with one of the most popular local beaches on your doorstep.

As you enter, the property boasts an inviting hallway that leads through to a lovely open planned kitchen, dining and living room area, benefiting from doors opening onto a south-facing courtyard garden. The garden presents the perfect area for al fresco dining while enjoying the sunny days on the south coast, from sunrise right through to sunset. The property also benefits from views out across the Solent toward and the Isle of Wight.

Furthermore, there are two double bedrooms, the principal having the option to house two single beds or a large double. The modern family bathroom is equipped with a walk-in shower and completes this delightful two bedrooms ground floor apartment.

Outside and to the rear there is a secure parking courtyard. The property is leasehold with 188 years remaining.





## Flat 11, Armada Court, East Bracklesham Drive, Bracklesham Bay

Approximate Area = 566 sq ft / 52.5 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 697 sq ft / 64.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Henry Adams. REF: 1050875

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Located some 7 miles south-west of the City of Chichester, the popular coastal village of Bracklesham Bay is an ideal place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. Some local shops are close by, although further amenities can be found at the nearby village of East Wittering, including infants/junior school, GP surgery, chemists, dentist, library and a range of quality independent shops. There is a regular bus service to Chichester City centre with its more comprehensive range of shops, restaurants, cinemas, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

## Direction

From this office, return to the village centre, turn right along Stocks Lane, right at the t-junction with Bracklesham Lane and down to the sea. Turn left into East Bracklesham Drive, where Armada Court will be found immediately on the left hand side. Enter the access road between the two blocks of apartments, where the apartment will be found on the left hand side of the entrance.

