



Price Guide £520,000

49 Seagate Court, Shore Road, East Wittering, West Sussex, PO20 8DX

BAILEYS



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A two bedroom purpose built apartment with amazing sea views principally to the south and west across The Solent to the Isle of Wight. This top (third) floor apartment with lift access, occupies possibly one of the best positions within this prestigious waterfront development.

The property has double glazing, electric heating, a south facing balcony, communal gardens and a single garage nearby.

Local amenities in East Wittering village are approximately 300m level walking distance and include a variety of excellent local shops, supermarkets and cafes/restaurants and also a health centre and dental surgery.

From the village of East Wittering there is a regular bus service via 52 and 53 bus routes, to the Cathedral City of Chichester with it's main line railway connection to London, famous Festival Theatre, Pallant House gallery and an excellent shopping centre.

The flat is offered with immediate vacant possession and no onward chain.

ENTRANCE:

Entry-phone, cloaks cupboard and airing cupboard housing hot water cylinder.

LIVING ROOM:

(S and E) Dual aspect with door onto South facing Sun Balcony.

SOUTH FACING SUN BALCONY:

Enjoying superb panoramic views across The Solent towards the Isle of Wight and along the coast.

KITCHEN:

(S) Excellent range of units in white with contrasting work-surfaces, inset sink and mixer tap with drawers and cupboards below with space for washing machine and dishwasher. Under worktop cooker with electric four ring hob, extractor hood above, further range of wall cupboards and base units including breakfast bar.

BEDROOM ONE:

(E) With views along the bay towards Selsey.

BEDROOM TWO:

(E) Dual aspect with views towards the sea and Selsey.

BATHROOM:

Suite of panelled bath, fitted shower unit and glazed shower screen, WC suite, wash hand basin, part tiled walls, extractor and heated towel rail.

OUTSIDE:

GARAGE situated in the rear compound.

Residents enjoy use of communal gardens which are laid to lawn with a concrete path leading to a gate with access to the seafront and beaches. There is also a communal covered bin and bike storage area for residents use.

SERVICES:

All services are connected with the exception of gas which is not available at the Seagate Court development.

COUNCIL TAX BAND:

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EPC RATING:

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LEASE:

Each apartment enjoys one share in the freehold company known as Seagate Court Management Company Ltd. There are less than 50 years on the existing lease but the owners are investigating a lease extension similar to many of the other flats to 999 years. Maintenance service charges for the year Sep 24 - Sep 25 are £2,649.

VIEWING:

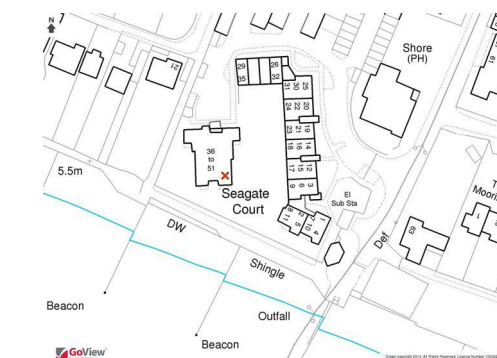
By appointment with the office 01243 672217













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