

FREYA CLOSE
Middleton-on-Sea
West Sussex



£310,000 Leasehold

Well-presented two-bedroom ground floor apartment, with prime beachfront location on a private estate in Middleton-on-Sea

FEATURES:

- Two double bedrooms
- En-suite shower room to principal bedroom and further bathroom
- Bright & spacious kitchen / dining / sitting room with double doors to the side
- Terrace with uninterrupted views of the beach and coastline
- Door entry system, garage and off-road parking
- Offered for sale with no forward chain

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SITUATION

The property is situated in the private, gated, Saxon Reach development with direct beach access. Close by the amenities that Middleton-on-Sea has to offer, include a good choice of shops, public houses, restaurants and the most beautiful beach. There is a doctor's surgery, a sports club and many other recreational facilities. In neighbouring Felpham there is a swimming pool, sailing and sports club, tennis courts and putting green. Barnham, less than 5 miles away, has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and the Qatar Goodwood Festival. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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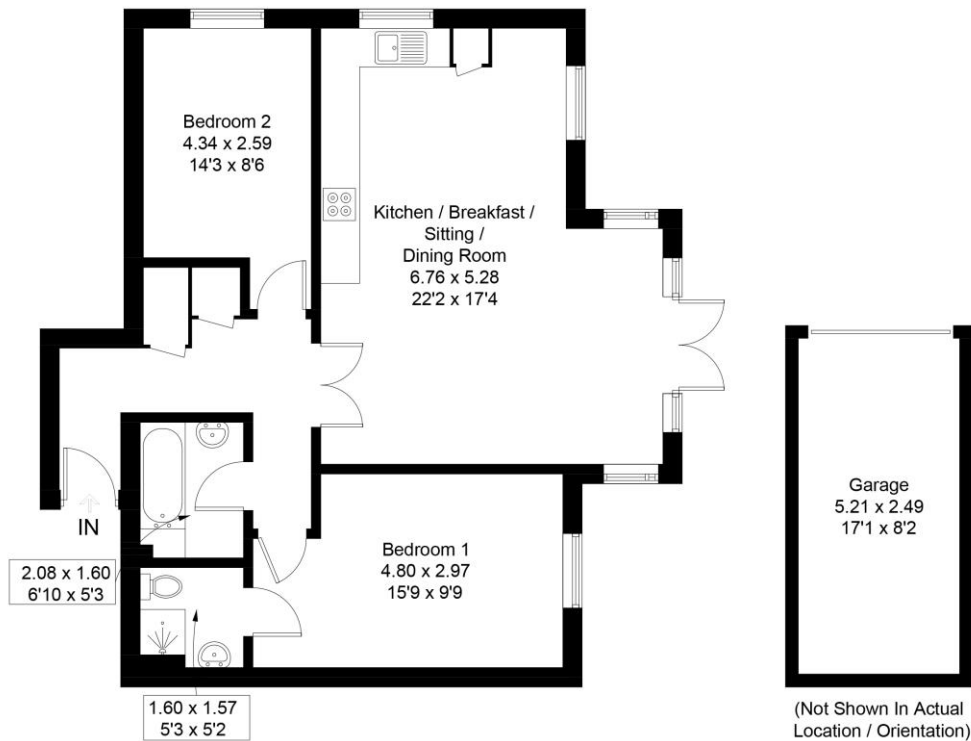
DESCRIPTION

7 Freya Close forms part of one of two blocks of apartments that sit at the edge of the coastline and therefore offer uninterrupted views of the sea and beach. From the main front door and communal entrance hall, there are stairs and/or lift to the upper floors and a private front door to No.7. From inside the apartment the internal lobby (with storage cupboards) gives access to all rooms. There are two double bedrooms; the master with ensuite shower room and there is also a separate bathroom. The beautifully bright and spacious 22ft long kitchen / dining / sitting room has views out to the beach and double doors to the side to access the terrace and beach beyond. The contemporary kitchen area has a range of fitted units and integrated appliances and there is ample space for dining, desk space and seating. The views are spectacular; with the beach in front and far reaching coastline to the East and West. There is private, gated access to the beach from outside the apartments, along with communal outdoor areas. No. 7 comes with a private garage and there are parking bays for residents and visitors.



FLOOR PLAN:

Approximate Gross Internal Area = 73.5 sq m / 791 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 86.5 sq m / 931 sq ft



Ground Floor

Created by **BAY TREE ESTATES** - Telephone **01243 850451**.

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1308466)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

LEASE: We understand that the lease currently has 970 years remaining (999 years from 1 January 1997).

MAINTENANCE & SERVICE CHARGES: The owners advise us that the annual Apartment Service Charge is £2704.04 and the annual Estate Service Charge is £350. Ground rent is £150 per annum.

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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