





# 12 Wilton Close, Bracklesham Bay, West Sussex, PO20 8QY

Guide Price £595,000

This wonderful family home has previously undergone a transformative renovation and extension, resulting in a seamless and spacious ground floor layout. The open-plan kitchen/dining and living area boasts a striking central island/breakfast bar and expansive bi-fold doors that lead to the west-facing rear garden. A range of appliances enhances the well-appointed kitchen, complemented by a separate utility room—an ideal space for neatly stowing away appliances while enjoying the ambiance of the sitting room log burner. Additional features on the ground floor include a versatile playroom/study as well as custom-built under stairs storage for cloaks and shoes, ensuring both style and functionality throughout the home.

On the upper level, four impressive bedrooms offer ample space for double beds with bedroom two having the benefit of a fitted wardrobe. The principle suite features an extensive range of fitted furniture and a re fitted en suite shower room. The modern, refurbished family bathroom has a white suite and is fully tiled for a contemporary feel.

The rear garden, facing west, presents a delightful landscape with a well-maintained lawn. Enhancements include grey composite decking adjacent to the bi-folding doors and an evening sitting area at the garden's pinnacle, finished with Indian sandstone paving. The property also boasts off-road parking for approximately two vehicles in the front, with potential for additional parking provisions. Notably, the integral garage provides further convenience. Additionally, a garden shed with power and light adds practicality to the outdoor space.



## LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called 'Billy's' where you can enjoy a cold beverage by the sea, however further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

## Tenure

Freehold

## Council Tax

Band E

## Entrance Hall

## Cloakroom

Play Room/Study 11'1" (3.38m) x 9'1" (2.77m)

Kitchen/Dining 25'2" (7.67m) x 20'6" (6.25m)

Sitting Room 14'2" (4.32m) x 12'1" (3.68m)

Bedroom 1 16'0" (4.88m) x 13'0" (3.96m)

## En Suite

Bedroom 2 10'9" (3.28m) x 9'3" (2.82m)

Bedroom 3 16'5" (5m) x 9'0" (2.74m)

Bedroom 4 10'1" (3.07m) x 9'1" (2.77m)

## Family Bathroom

Garage 16'3" (4.95m) x 8'7" (2.62m)





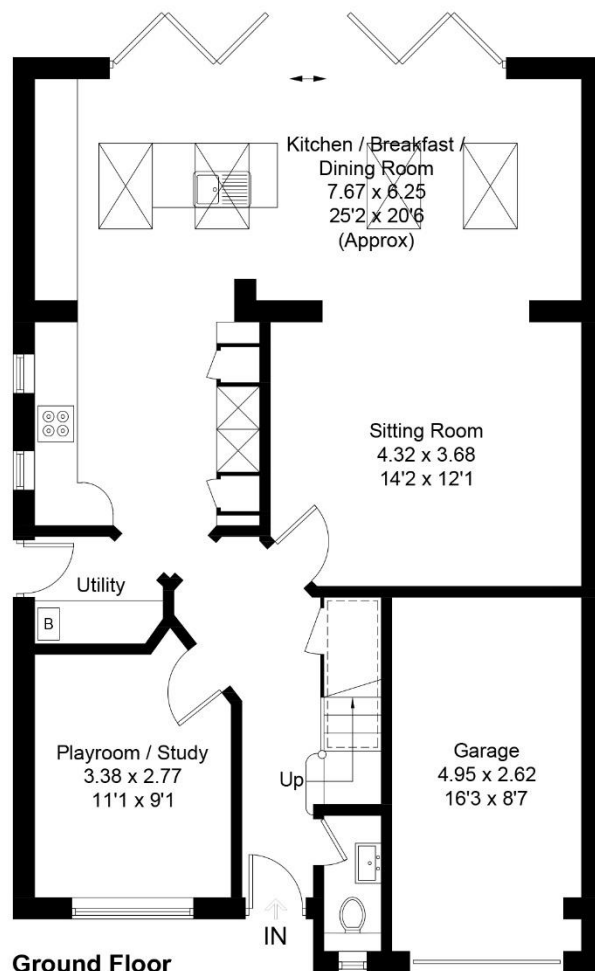



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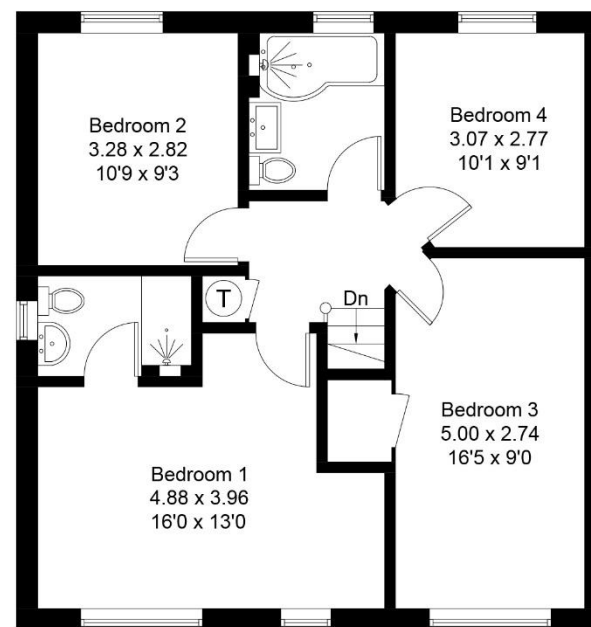
Approximate Gross Internal Area = 138.7 sq m / 1493 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 151.8 sq m / 1634 sq ft



 = Reduced headroom below 1.5m / 5'0



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.



Selsey Office  
104-106 High Street  
Selsey, West Sussex  
PO20 0QG

01243 607809

1 New Parade  
East Wittering  
West Sussex  
PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk)  
[lettings@astonsofsussex.co.uk](mailto:lettings@astonsofsussex.co.uk)

[www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

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