





# 38 Middleton Close, Bracklesham Bay, West Sussex, PO20 8SR

Guide Price **£335,000**

This modern family home, built in 2007 by Barratt Homes, offers 979 sq ft of accommodation (including the garage).

Neutrally decorated throughout, the property features a spacious 17ft x 15ft sitting room and a modern fitted kitchen on the ground floor. The kitchen has contrasting matt white and beech doors, an integrated single oven and gas hob, and space for a fridge freezer. There is also room for a family dining table. French doors lead out to the enclosed rear garden. A cloakroom completes the ground floor accommodation.

Upstairs, the first floor landing leads to three bedrooms, all of which will accommodate a double bed with the principal bedroom boasting en suite facilities. Two bedrooms also have the added benefit of fitted wardrobes. The well appointed family bathroom serves the remaining bedrooms.

The property includes a garage and driveway parking for 2-3 vehicles. The rear garden benefits from a south westerly aspect, is designed for low maintenance in mind with a paved patio and is not overlooked, offering a great deal of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 Plus)		
B (81-91)		86
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## 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 and news agents, 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 D

## Entrance Hall

## W.C

**Sitting Room 17'6" (5.33m) x 15'0" (4.57m)**

**Kitchen Dining Room 15'1" (4.6m) x 9'4" (2.84m)**

**Bedroom 1 12'0" (3.66m) x 8'3" (2.51m)**

## En Suite

**Bedroom 2 10'3" (3.12m) x 6'3" (1.91m)**

**Bedroom 3 8'10" (2.69m) x 6'6" (1.98m)**

## Family Bathroom

**Garage 18'0" (5.49m) x 9'0" (2.74m)**

## Notes

Estate Management Fee of approximately £190 payable twice yearly to Belgarum Property Management.

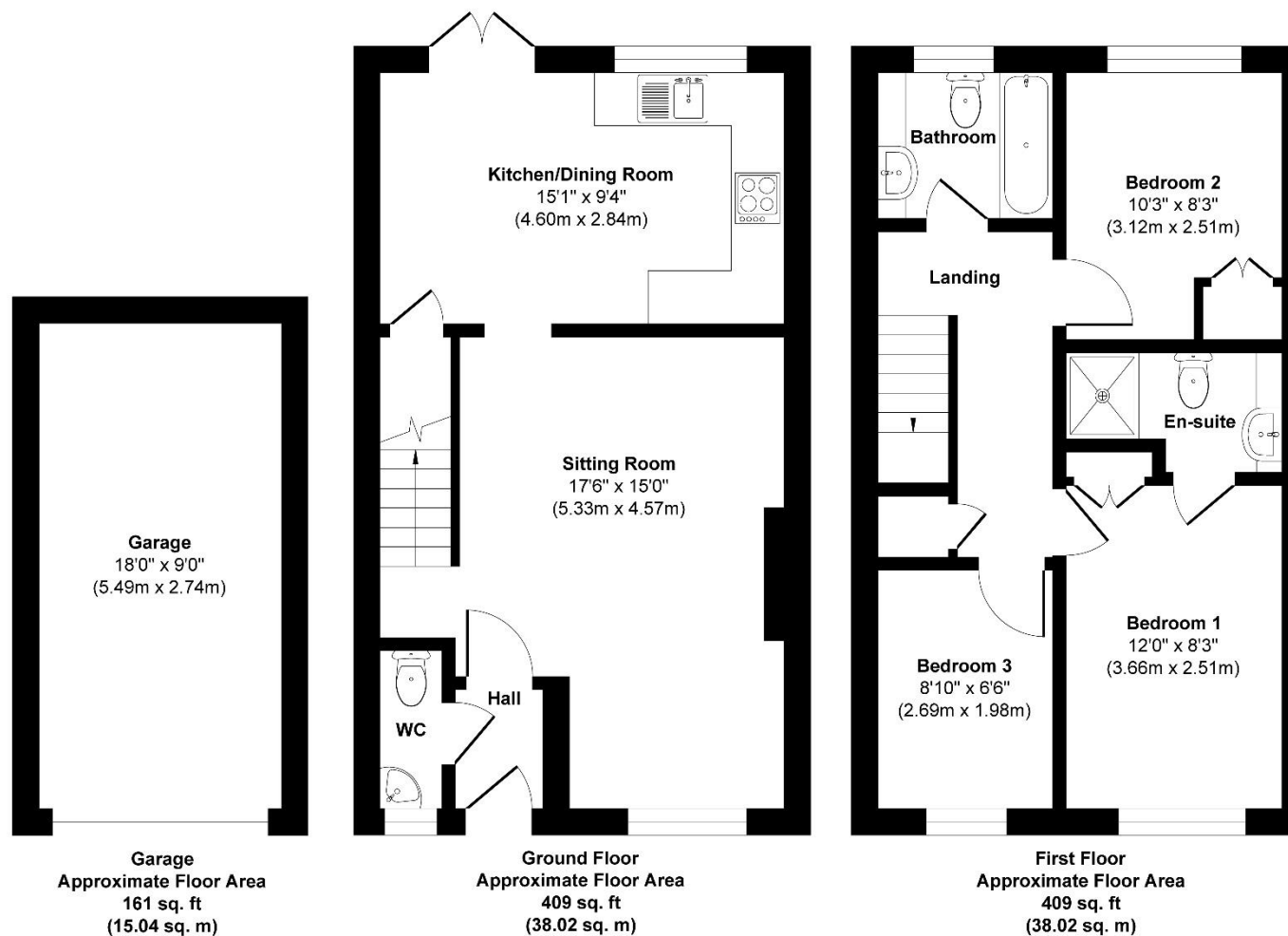
Connected to all mains services. Gas central heating to radiators.







## Middleton Close, Bracklesham Bay



**Approx. Gross Internal Floor Area 979 sq. ft / 91.08 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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