



Astons
of Sussex
Residential Sales & Lettings



20 Rowan Way, Bracklesham Bay, PO20 8FA

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Guide Price £495,000

A beautifully presented DETACHED family home with three bedrooms, EN SUITE, large sitting/room, & GARAGE.

A beautifully presented detached family home offering three bedrooms, an en suite, large sitting/dining room, newly refitted kitchen, and detached garage. Constructed in 2015, this well-positioned home is situated close to the beach at Bracklesham Bay.

The accommodation extends to approximately 1,432 sq ft including the garage and comprises a spacious and bright L-shaped sitting/dining room, with French doors opening onto the south-facing rear garden. The newly refitted kitchen features a good range of modern fitted units with generous cupboard and worktop space, together with an integrated tall fridge freezer, double oven, gas hob and dishwasher. A separate WC completes the ground floor accommodation.

On the first floor are three bedrooms, two of which comfortably accommodate a double or king-size bed. The principal bedroom benefits from an en suite shower room, while the family bathroom is fitted with a fresh and contemporary suite, including a mains-pressure shower over the bath. Window shutters have also been fitted throughout the property, providing an additional upgrade to the home.

The rear garden is fully enclosed and mainly laid to lawn, with an extensive patio area extending across the full width of the property. The southerly aspect provides a good degree of sunshine, while a raised timber deck creates an additional seating area, ideal for outdoor entertaining during the warmer months.



To the front of the property is off-road parking leading to the detached garage. Number 20 also enjoys a particularly favourable position, with no immediate neighbouring properties or houses directly overlooking the front of the property.

Overall, this is a well-presented modern family home offering spacious accommodation, a newly refitted kitchen, window shutters, south-facing garden and detached garage, together with excellent proximity to the beach and coastline at Bracklesham Bay.

LOCATION

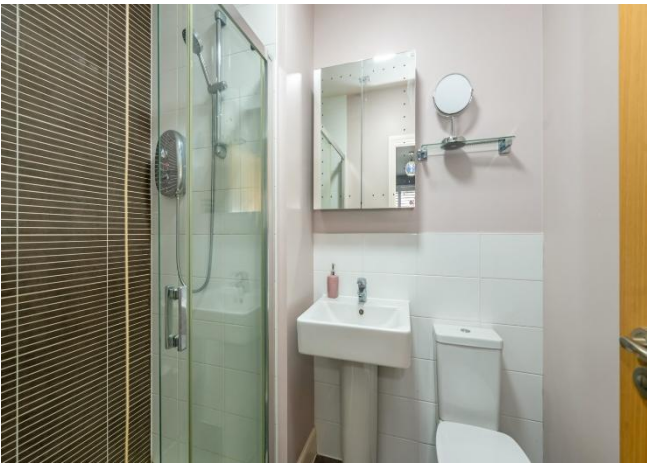
The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks.

A handful of local amenities are close by, including the well known seafront café - formerly Billy’s, now reopened under new ownership as ‘The Beach’ where you can enjoy food and drinks with uninterrupted sea views. 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 12th century cathedral. For those who do not drive, there is a bus service at regular intervals from the area.

- Tenure:** Freehold
- Local Authority:** Chichester District Council
- Council Tax:** Band D £2,469.68
- EPC:** C
- Services:** Mains water, gas, electricity & drainage.
- Heating Type:** Gas heating to radiators.
- Conservation Area:** No

Annual estate management charge of £580 payable to RMG.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.



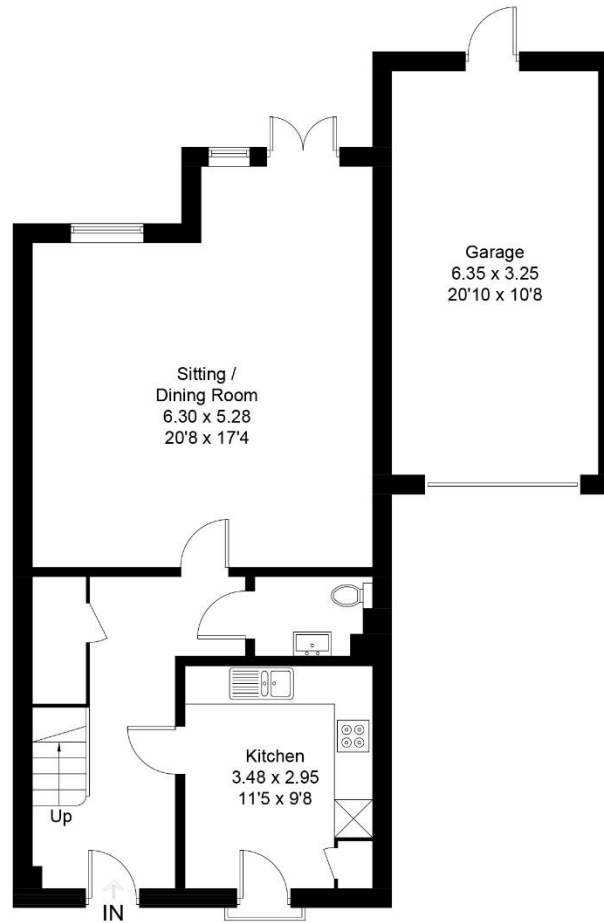
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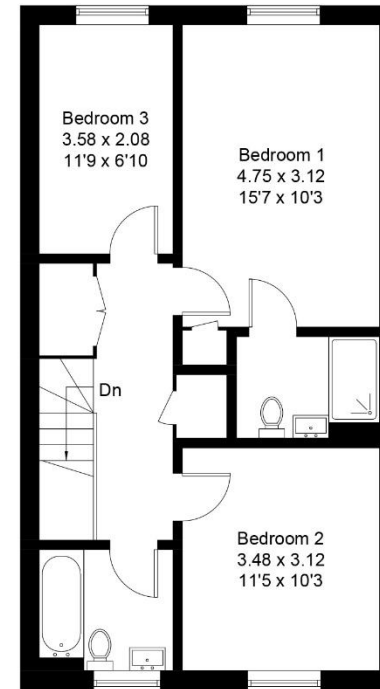
Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft

Garage = 20.8 sq m / 224 sq ft

Total = 133 sq m / 1432 sq ft



Ground Floor



First Floor

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.



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