



12 Robinson Way, Bracklesham Bay, West Sussex, PO20 8SE

Guide Price £315,000

Located in the sought after coastal village of Bracklesham Bay, this immaculately presented two bedroom semi-detached home offers comfortable living with modern conveniences.

Upon entering, the hallway leads to a ground floor cloakroom, a useful storage/utility cupboard housing the washing machine, and a well equipped kitchen with a built in oven and hob, plus space for a dishwasher and additional appliances. The spacious sitting room provides ample space for both seating and dining, with doors opening onto the rear garden, creating a bright and airy living space.

Upstairs, there are two generously sized double bedrooms. The principal bedroom benefits from an en suite shower room, while the second bedroom is serviced by a modern family bathroom.

The west-facing rear garden is mainly laid to lawn, with a pathway leading to a timber shed fitted with power and light, ideal for storage or a small workshop. The property also includes a private parking space for one vehicle.

Situated within easy reach of the beach, local amenities, and transport links, this delightful home is perfect for first-time buyers, downsizers, or those seeking a coastal retreat or investment property.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (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 | |

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. There is a selection of amenities close by including a Co-op, news agents as well as a number of coffee shops/eateries including the popular 'Billy's' where you can enjoy a cold beverage by the sea. 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 that do not drive, there is a bus service at regular intervals from the area.

Tenure

Freehold

Council Tax

Band C

Entrance Hall

Cloakroom W.C

Kitchen 10'1" (3.07m) x 6'3" (1.91m)

Sitting Room 19'0" (5.79m) x 12'8" (3.86m)

Bedroom 1 12'4" (3.76m) x 9'11" (3.02m)

En Suite

Bedroom 2 12'9" (3.89m) x 8'4" (2.54m)

Family Bathroom

External & General

Six monthly estate management fee of £214.46 payable to Belgarum.

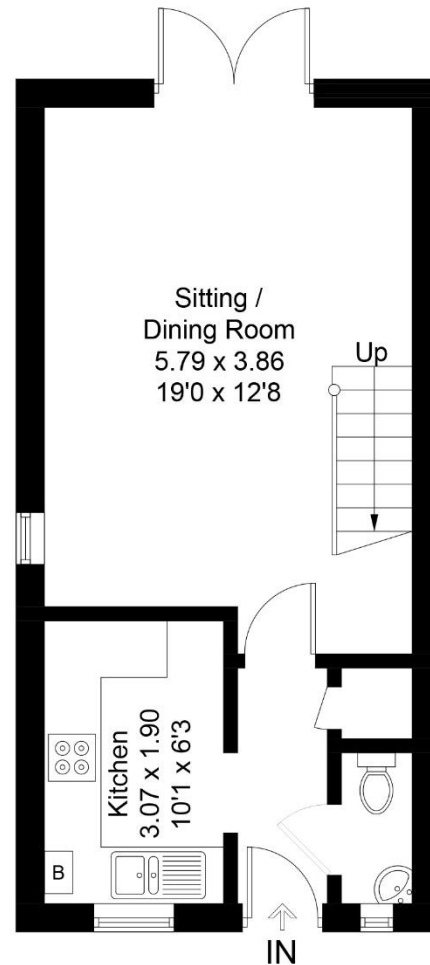
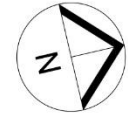
Connected to all mains services. Gas heating to radiators.

Single parking space.

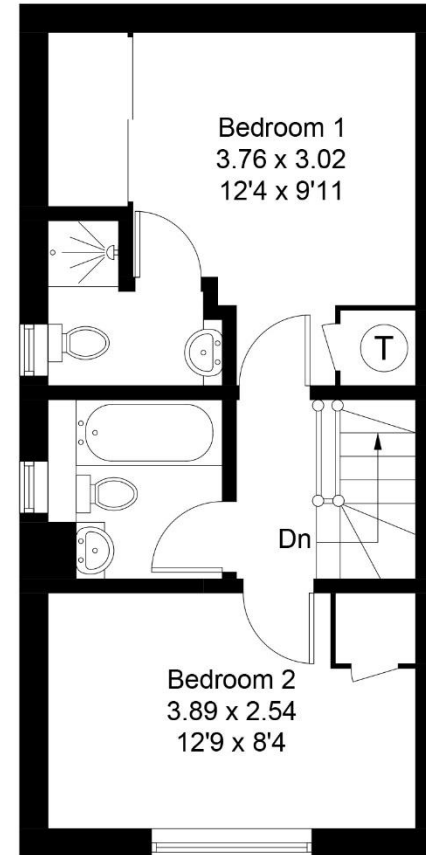


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Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



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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