



Astons
of Sussex
Residential Sales & Lettings



15 Hornbeam Walk, Bracklesham Bay, PO20 8FN

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Guide Price £650,000

A superb and exceptionally spacious four bedroom DETACHED HOUSE, offering 2,022 sq. ft. of accommodation (including the garage). Situated in Bracklesham Bay, the property is within easy reach of the beach. Features include a DOUBLE GARAGE, three bathrooms (two en-suite). Remainder NHBC Warranty.

Constructed in 2020 by Miller Homes, this beautifully presented detached family home offers 1,992 sq ft of versatile accommodation, including a detached double garage. Designed with modern family living in mind, the property combines generous proportions with practical living spaces and a high-quality finish throughout.

A spacious entrance hall creates an inviting first impression and leads through to the impressive open-plan kitchen and dining room. Fitted with contemporary cabinetry, upgraded worktops, a central island with breakfast bar, and a range of integrated appliances, this space forms the heart of the home. There is ample room for a large formal dining table, while French doors open directly onto the rear garden, allowing natural light to flood the room and providing an ideal setting for indoor-outdoor entertaining. A separate utility room offers additional storage and convenient external access.

The sitting room is a bright and welcoming space, beautifully enhanced by an attractive bay window that fills the room with natural light, creating a comfortable setting for both everyday living and entertaining. A separate study provides an ideal home office, while also offering flexibility as a playroom, snug or hobby room, with direct access to the rear garden. A convenient cloakroom completes the ground floor accommodation.



The first floor offers four generously proportioned double bedrooms, providing comfortable accommodation for family and guests alike. The principal and second bedrooms each benefit from their own contemporary en suite shower rooms, while the third bedroom features a useful built-in storage cupboard. The remaining bedrooms are served by a well-appointed family bathroom.

Outside, the enclosed rear garden has been thoughtfully landscaped to create an attractive and versatile outdoor space. Mainly laid to lawn, it features a generous patio ideal for al fresco dining and entertaining, together with a stylish gravelled area enhanced by contemporary planters. A raised decked terrace provides an additional space to sit and relax, creating the perfect spot to enjoy the garden throughout the day. The detached double garage can be accessed directly from the garden via a pedestrian door, with additional driveway parking available for several vehicles. Positioned in a tucked-away setting within the development, the property enjoys a peaceful location with minimal passing traffic.

Further benefits include an energy-efficient zoned heating system, enabling the upstairs and downstairs heating to be controlled independently, helping to improve comfort while reducing running costs.

The property also benefits from the remainder of its NHBC warranty, providing additional peace of mind. Offering spacious, flexible accommodation in a sought-after coastal location, this is an excellent opportunity to acquire a modern family home that is ready to move straight into.

Tenure Freehold | **Council Tax** Band F | **EPC** B

Connected to mains water, gas, electricity & drainage. Gas heating to radiators. Fibre to the property.

Estate Management charge of approximately £320 per annum, 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.



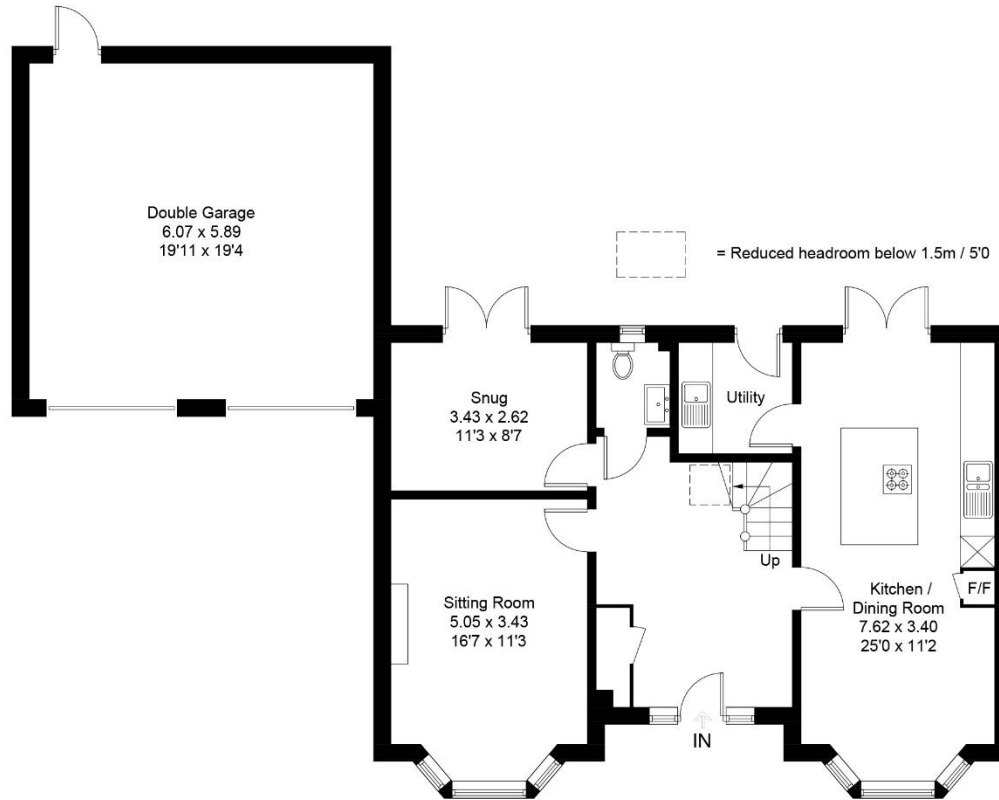
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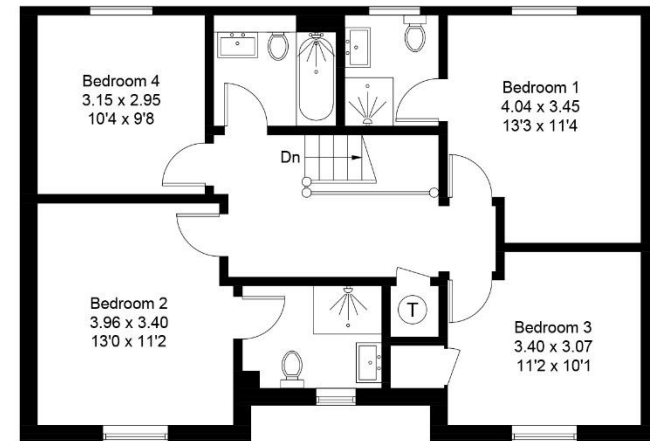
Approximate Gross Internal Area = 149.3 sq m / 1607 sq ft

Double Garage = 35.8 sq m / 385 sq ft

Total = 185.1 sq m / 1992 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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