



Astons
of Sussex
Residential Sales & Lettings



51 Middleton Close, Bracklesham Bay, PO20 8SR

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Guide Price £335,000

Built by Barratt Homes in 2007, this modern home offers approximately 979 sq ft of accommodation, including the garage, and is likely to appeal to a wide range of buyers.

The ground floor provides a spacious 17' x 15' sitting room and a fitted kitchen with off-white wall and base level units. The kitchen includes an oven and gas hob with extractor over, together with space for a washing machine, slimline dishwasher and tall fridge freezer. There is also space for a family dining table, whilst French doors lead out to the enclosed rear garden. A cloakroom completes the ground floor.

Upstairs, the first-floor landing leads to three spacious bedrooms. The principal bedroom benefits from its own en suite facilities, while the second bedroom enjoys the added benefit of fitted wardrobes. A separate family shower room, which has been adapted for disabled use, serves the remaining bedrooms.

Outside, the property benefits from a garage and driveway parking for two. The rear garden is enclosed and private, offering a good degree of seclusion and providing a pleasant outdoor space.

The property would benefit from some TLC and updating, providing an excellent opportunity for a new owner to put their own stamp on the accommodation and bring it up to their own requirements. With its three bedrooms, generous living space, garage and driveway parking, this would make an ideal home.

The property is offered for sale with the benefit of no onward chain.



LOCATION

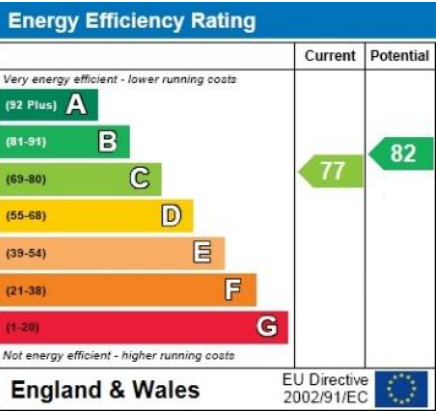
The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks.

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 | Council Tax Band D | EPC C

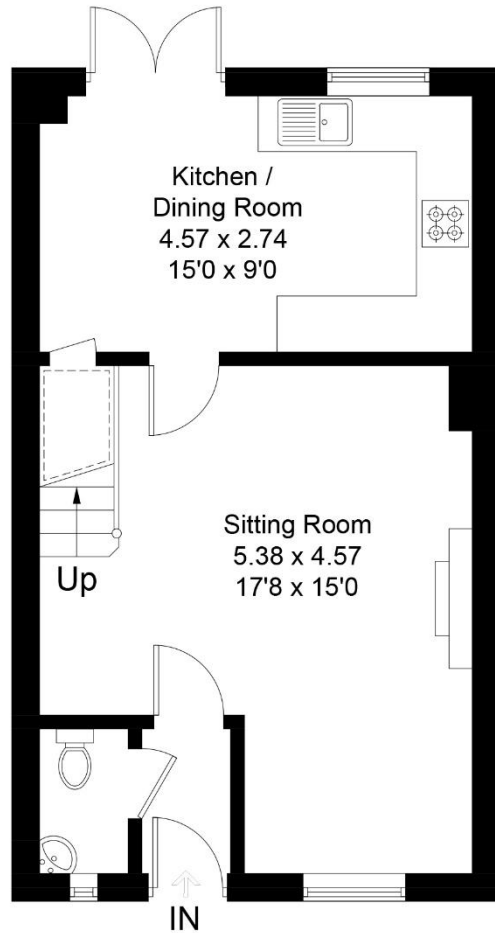
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

Note
Estate Management Fee £214.46 payable half yearly to Belgarum Property Management.

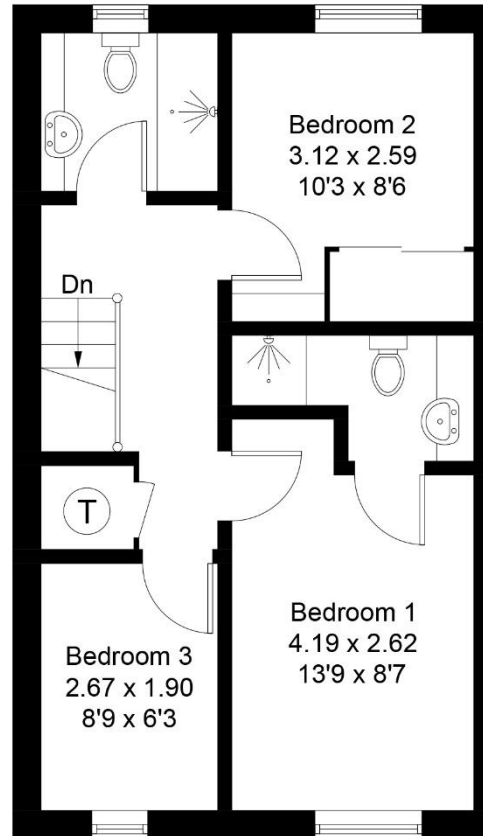


51, Middleton Close, PO208SR

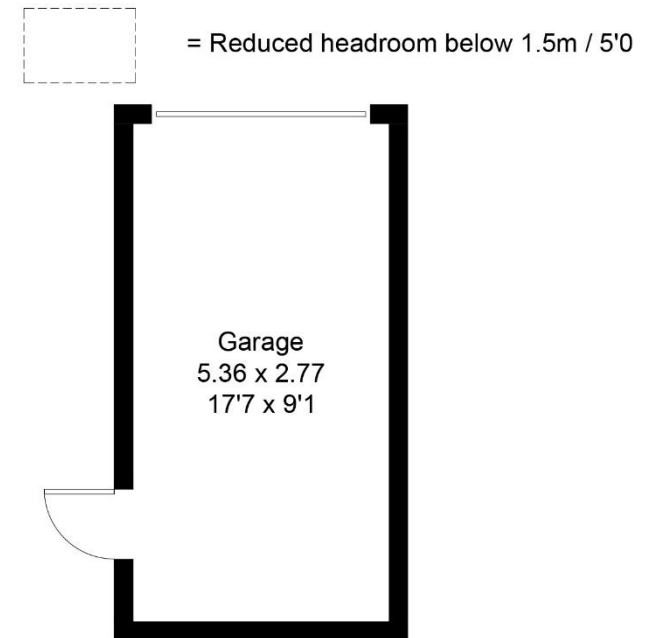
Approximate Gross Internal Area = 78.0 sq m / 839 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 92.7 sq m / 997 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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