



Astons
of Sussex
Residential Sales & Lettings



4 Charlie Drive, Bracklesham Bay, PO20 8GF

4 Charlie Drive, Bracklesham Bay West Sussex, PO20 8GF

Guide Price £330,000

Built by Miller Homes in 2022, this beautifully presented two-bedroom semi-detached home forms part of the highly regarded Bracklesham Grove development in Bracklesham Bay, West Sussex. The property benefits from the remainder of the NHBC warranty, providing reassurance for the next owner.

Renowned for their quality craftsmanship and high specification finishes, Miller Homes have created a stylish and practical home, further enhanced by a range of carefully selected optional upgrades.

The ground floor features a contemporary fitted kitchen complete with an integrated fridge freezer, oven and hob. To the rear, the spacious sitting/dining room provides an ideal space for both relaxing and entertaining, with direct access to the rear garden and the added benefit of a useful storage cupboard. A cloakroom completes the ground floor accommodation.

Upstairs, there are two generously proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom, all finished to an excellent standard.

Outside, the fully enclosed rear garden has been designed with ease of maintenance in mind, featuring an area ready for lawn and patio terrace ideal for outdoor dining and entertaining. Driveway parking is conveniently positioned alongside the property.



With several years remaining on the NHBC warranty and presented in excellent decorative order throughout, this is an ideal turnkey purchase for first-time buyers, downsizers, or investors seeking a modern, low-maintenance home in a popular coastal location.

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 C | **EPC** B

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

Note

Estate Management charge of approximately £256 per annum payable to RMG Living.

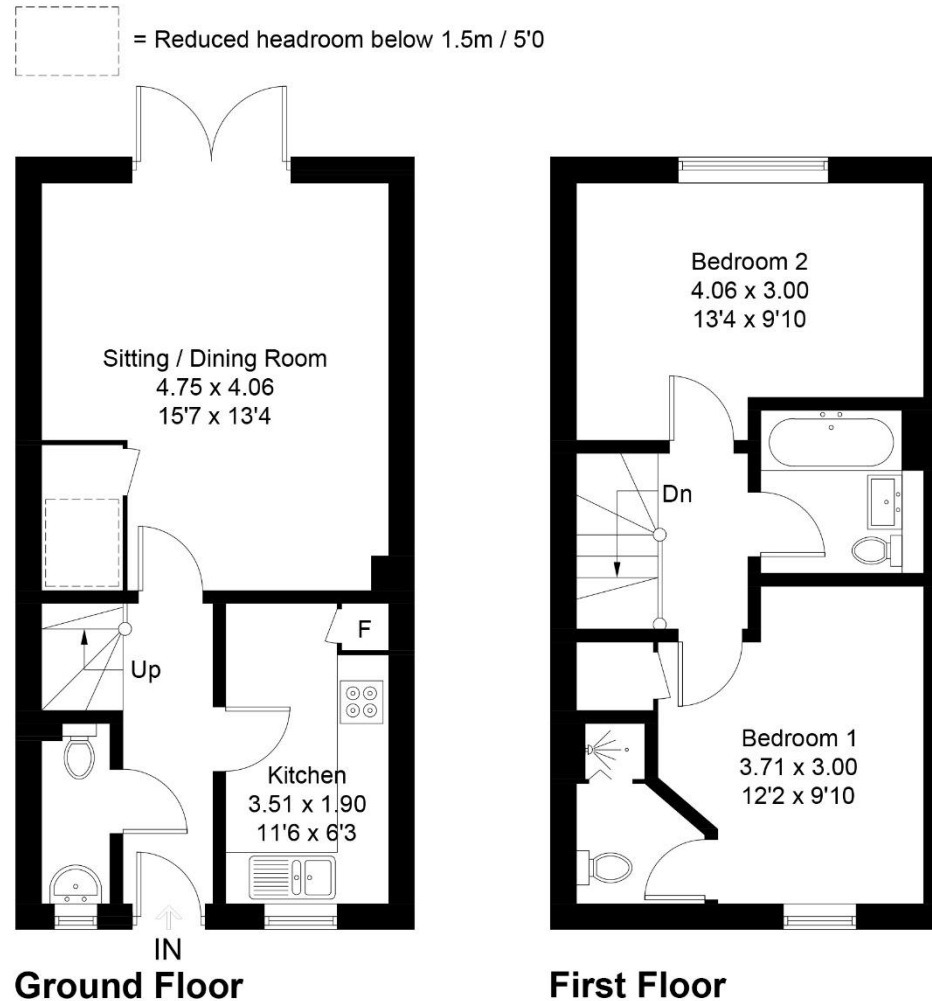


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Produced for Astons of Sussex
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Approximate Gross Internal Area = 68.4 sq m / 736 sq ft



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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