



Astons
of Sussex
Residential Sales & Lettings



5 Baker Close, Bracklesham Bay, PO20 8GE

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Guide Price £325,000

A delightfully well presented 2 bedroom SEMI DETACHED house constructed in 2022, located in Bracklesham Bay.

Built by Miller Homes in 2022, this superbly presented two-bedroom semi-detached home forms part of the sought-after Bracklesham Grove development in Bracklesham Bay, West Sussex. Offering the reassurance of the remaining NHBC warranty, the property combines contemporary design with the high standard of finish for which Miller Homes are renowned.

Constructed to an excellent specification, the property has also been enhanced with a number of carefully selected upgrades, creating a stylish and practical home ready for immediate occupation.

The ground floor offers a contemporary fitted kitchen complete with integrated appliances, including a fridge/freezer, oven and hob. To the rear, the spacious sitting/dining room provides a bright and welcoming living space, ideal for both everyday living and entertaining, with French doors opening onto the rear garden. A useful under-stairs storage cupboard and cloakroom complete the ground floor accommodation.

Upstairs, there are two generously sized bedrooms, the principal of which benefits from a contemporary en-suite shower room. A beautifully appointed family bathroom serves the second bedroom, with both bathrooms finished to a high specification.



Outside, the enclosed rear garden provides a blank canvas for the next owner to create their own outdoor space. A substantial timber outbuilding offers excellent versatility and could be utilised as a workshop, home office, gym or for additional storage, subject to individual requirements. Allocated parking is conveniently positioned at the front of the property.

Presented in excellent decorative order throughout and with the balance of the NHBC warranty remaining, this attractive home represents an ideal turnkey purchase for first-time buyers, downsizers or investors seeking a modern, energy-efficient property in this 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

What3words bloodshot.angel.dispenser

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

Note
Estate Management charge of approximately £300 per annum payable to RMG Living.

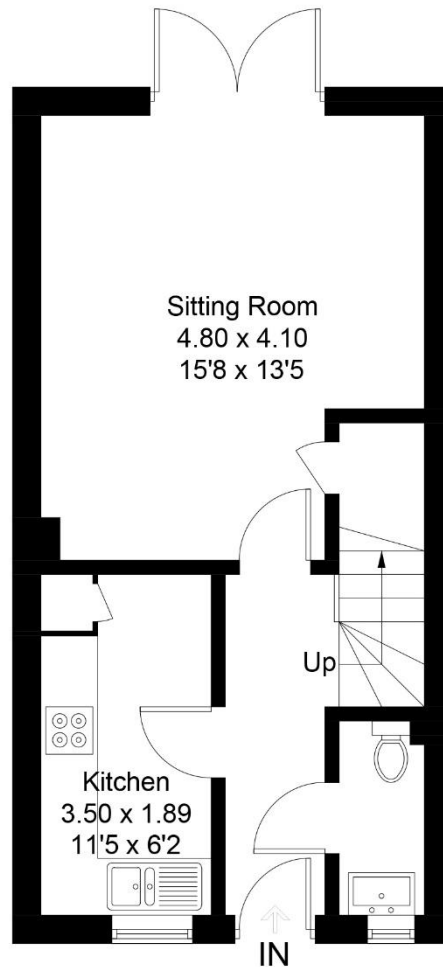


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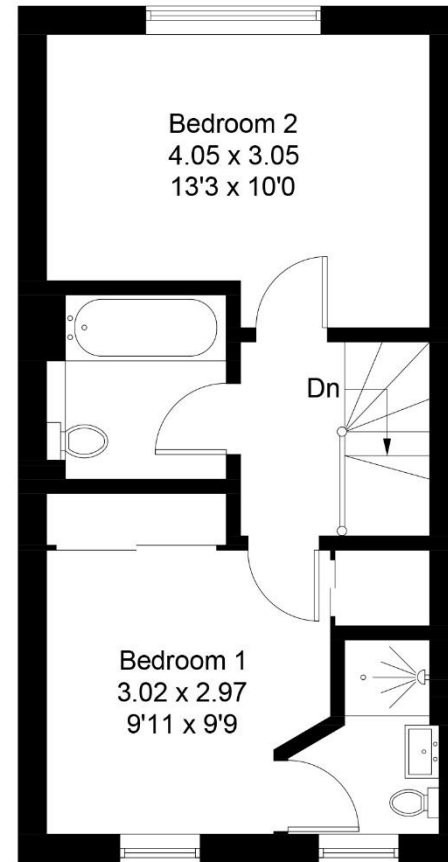
Approximate Gross Internal Area = 69.0 sq m / 743 sq ft

Shed = 7.4 sq m / 80 sq ft

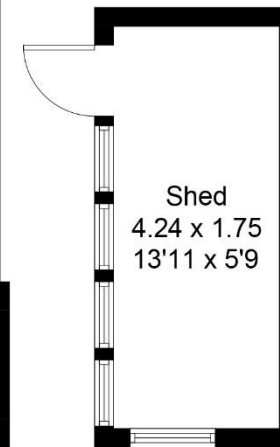
Total = 76.4 sq m / 823 sq ft



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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