



Astons
of Sussex
Residential Sales & Lettings



1 Charlie Drive

1 Charlie Drive, Bracklesham Bay, Chichester, PO20 8GF

Guide Price £435,000

Built in 2022 and offering a spacious and well-planned layout, this attractive three-bedroom detached house is situated in Bracklesham Bay and benefits from a range of optional extras added by the current owner. The property provides modern, versatile accommodation with a good balance of living and bedroom space, together with excellent parking and a detached garage. There will also be the remainder of the NHBC warranty to provide additional reassurance to the new owner.

The front door opens into a welcoming entrance hall, which provides access to the principal rooms and includes a useful ground floor cloakroom. The sitting room is a particularly bright and spacious room, with a southerly facing box bay window allowing plenty of natural light to fill the room. This provides a comfortable setting for both everyday family life and relaxing with guests.

To the rear is the impressive kitchen/dining room, creating a sociable space for cooking, dining and entertaining. The kitchen is fitted with a matching range of wall and base level units, incorporating an integrated oven and hob, together with an integrated dishwasher. The adjoining utility room provides additional practical space, with a work surface and inset sink, as well as plumbing and space for both a washing machine and tumble dryer.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room, while the remaining two bedrooms are served by the family bathroom. The accommodation is therefore well suited to modern family living, with useful separation between the living and sleeping areas.



Outside, the property has a fully enclosed rear garden, which is mainly laid to lawn with a small, paved patio providing space for outdoor seating and entertaining. The garden offers a manageable outdoor space for both families and those looking for somewhere to enjoy the warmer months.

To the front, there is off-road parking for a couple of vehicles, together with a detached single garage. The garage roof timbers have been strengthened to allow for storage above, providing useful additional capacity, and there is also a Pod Point electric vehicle charging point.

Overall, this is a well-presented modern home offering spacious accommodation, useful optional extras and practical outside space, with the added benefit of the remainder of the NHBC warranty and a desirable coastal setting in Bracklesham Bay.

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.

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

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

Note

Yearly estate management charge of £294.99 which includes reserve fund contribution of £37.50, payable to RMG Living.

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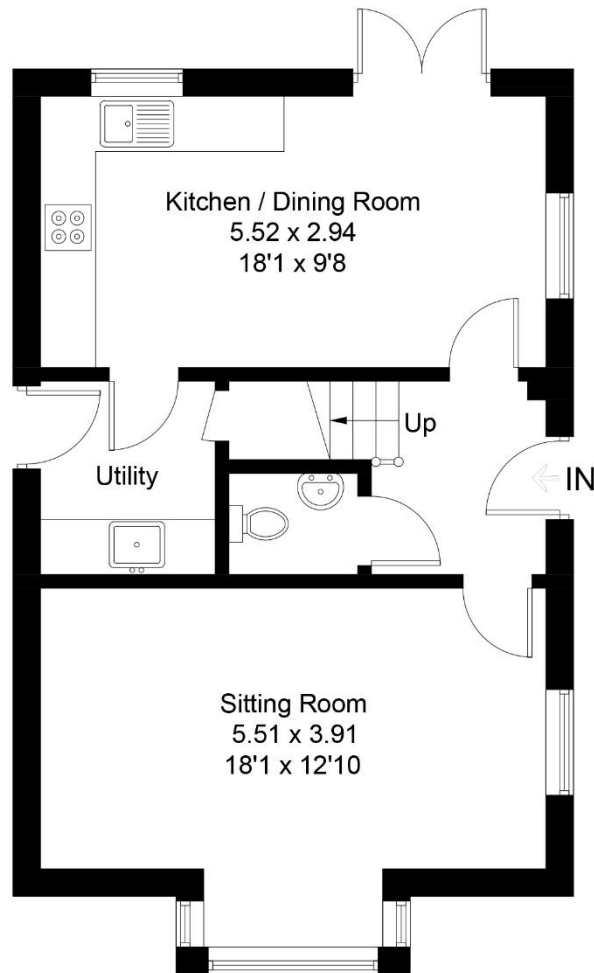


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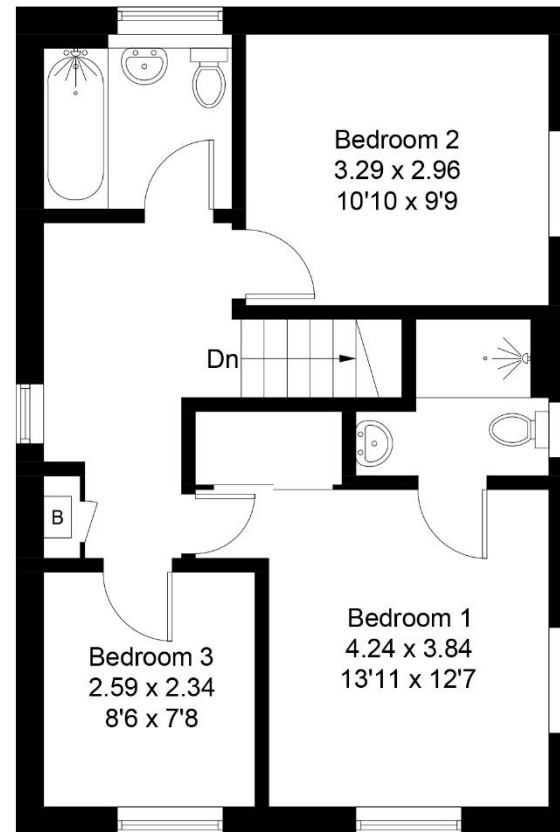
Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft

Garage = 17.9 sq m / 193 sq ft

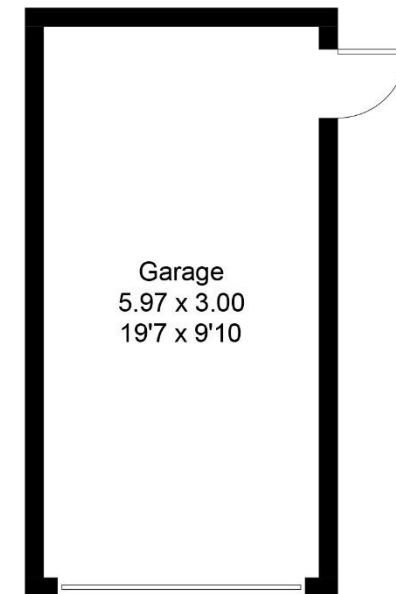
Total = 112.4 sq m / 1210 sq ft



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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