



Astons
of Sussex
Residential Sales & Lettings



30 Tide Way

30 Tide Way, Bracklesham Bay PO20 8FF

Guide Price £315,000

A tastefully updated two-bedroom end of terrace house, offering well-presented accommodation arranged over two floors, together with a fully enclosed southerly facing rear garden, garage and additional parking. The property provides a practical layout and would make an ideal home for a first-time buyer, couple or those looking to down size.

The entrance hall provides access to the principal rooms and includes a door to the downstairs cloakroom, a useful utility cupboard with plumbing for a washing machine, and doors leading to both the kitchen and sitting room.

The kitchen has been re-fitted with a range of modern wall and base units, complemented by an integrated dishwasher, integrated hob and oven, and space for a tall fridge freezer. A modern boiler has also been installed.

The sitting room provides a comfortable reception space, with stairs rising to the first floor and glazed doors opening into the conservatory. The conservatory provides an additional reception area and has doors opening directly onto the rear garden, creating a useful connection between the house and outside space.

On the first floor there are two bedrooms, with the principal bedroom benefiting from its own en suite bathroom. The second bedroom is served by the separate family bathroom.

Outside, the rear garden is fully enclosed and enjoys a southerly aspect. It has been designed with ease of maintenance in mind and is predominantly decked, with planted borders and built-in decked-style seating providing useful areas for outdoor seating. There is also a pedestrian door providing direct access to the garage.



To the front, the garden is laid to artificial lawn and provides a pleasant approach to the property. To the rear of the house there is a garage together with additional parking.

Overall, this is a well-presented home that has been thoughtfully updated by the current owners, combining modern fittings with a practical layout and useful outside space.

- Tenure:** Freehold
- Local Authority:** Chichester District Council
- Council Tax:** Band C £2,195.27
- EPC:** C
- Services:** Mains water, gas, electricity & drainage.
- Heating Type:** Gas heating to radiators.
- Conservation Area:** No
- What3words:** slept.leotard.whizzing

Estate Management Fee of approximately £160 per annum payable to Oyster Estates.

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.

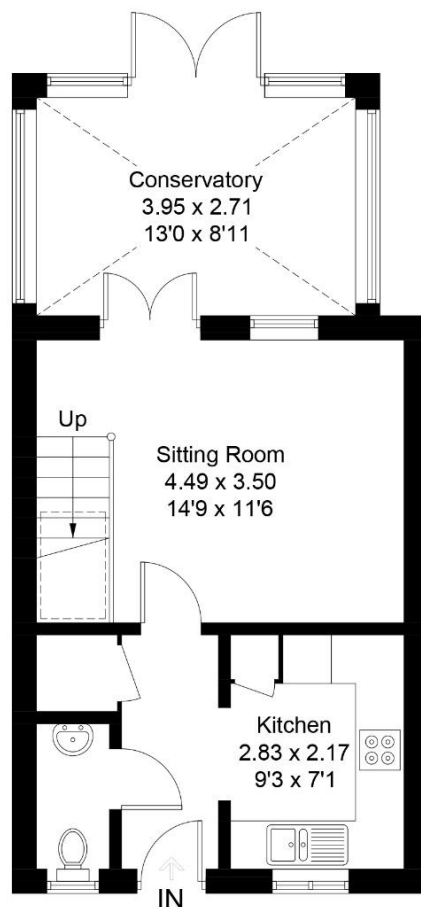


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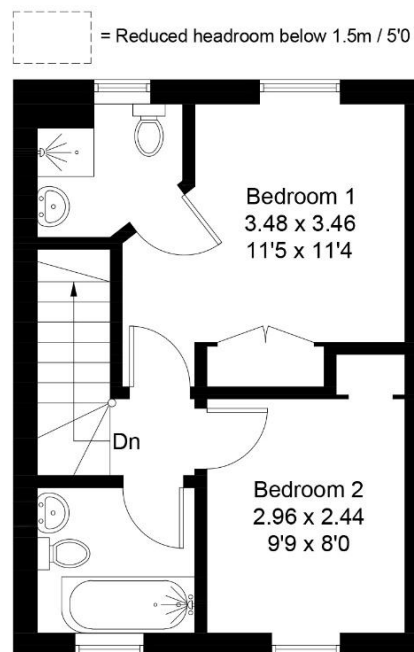
Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

Garage = 13.6 sq m / 146 sq ft

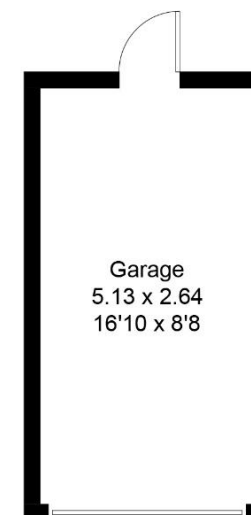
Total = 85.8 sq m / 923 sq ft



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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