



Astons
of Sussex
Residential Sales & Lettings



7 Willow Way, Bracklesham Bay, PO20 8FP

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Guide Price £320,000

A well-presented TWO BEDROOM semi-detached house situated in Bracklesham Bay, offering practical accommodation, off-road parking for two to three vehicles and an enclosed rear garden. The property also benefits from the remainder of an NHBC warranty.

The accommodation begins with an entrance hall, from which stairs rise to the first floor and doors lead to the ground floor cloakroom, sitting/dining room and kitchen. The sitting/dining room provides a comfortable space for both relaxing and entertaining, with doors opening directly onto the rear garden, creating a natural connection between the indoor and outdoor living areas. A useful under-stairs cupboard provides additional storage.

The kitchen is fitted with a matching range of wall and base units, complemented by integrated appliances including a fridge freezer, dishwasher, oven and gas hob. The layout provides a practical space for everyday cooking, with the separate sitting/dining room offering a dedicated area for dining and relaxation.

On the first floor, there are two double bedrooms, providing suitable accommodation for a couple, small family or those requiring an additional guest room or home office.

The principal bedroom benefits from an en suite shower room and a recessed cupboard, offering useful storage. The second double bedroom is served by the family bathroom, completing the first-floor accommodation.



Outside, the rear garden is fully enclosed and mainly laid to lawn, with a patio area providing space for outdoor seating and entertaining. A raised planter adds further interest and offers the opportunity for planting and gardening. The enclosed layout provides a defined outdoor space for a variety of uses.

To the front, off-road parking is available for approximately two to three vehicles, a particularly useful feature for households with multiple cars or visiting guests.

Situated in Bracklesham Bay, the property is well placed for enjoying the local coastal environment and the amenities available in the surrounding area. With two double bedrooms, an en suite to the principal bedroom, a ground-floor cloakroom, an enclosed garden and useful off-road parking, this home offers a practical layout suited to a range of buyers, including first-time purchasers, couples and small families.

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band C £2,195.27

EPC: B

Services: Mains water, gas, electricity & drainage.

Heating Type: Gas heating to radiators.

Conservation Area: No

Annual estate management charge of £315 payable to RMG.

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.



Produced for Astons of Sussex

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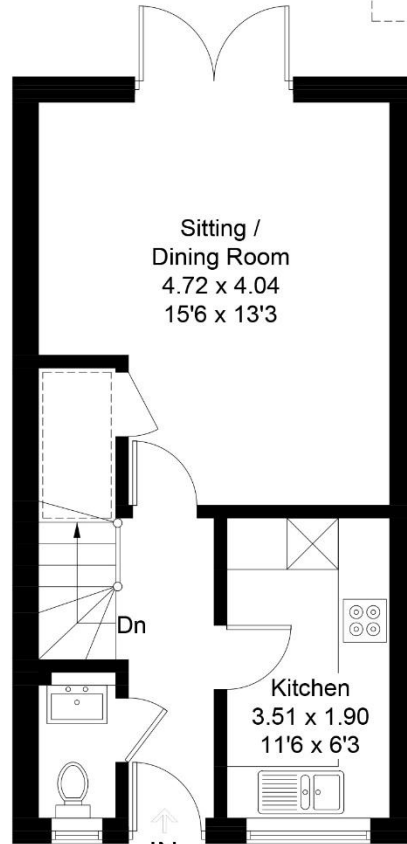
Approximate Gross Internal Area = 68.9 sq m / 742 sq ft

Shed = 2.2 sq m / 24 sq ft

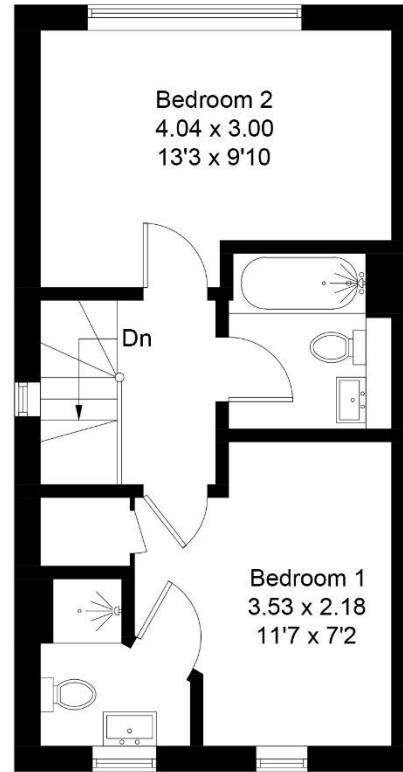
Total = 71.1 sq m / 766 sq ft



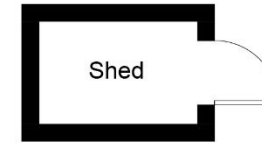
= Reduced headroom below 1.5m / 5'0



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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