



34 Middleton Close, Bracklesham Bay, PO20 8SR

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Guide Price £215,000

Situated in the sought-after coastal village of Bracklesham Bay, this two-bedroom coach house offers well-arranged accommodation, an allocated parking space and convenient access to local amenities and the surrounding coastline. The property would make an ideal first-time purchase, investment opportunity or coastal home, and has also proved successful as a short-term holiday let.

The accommodation begins with stairs rising to the first-floor landing, leading through to the main living areas and bedrooms. The sitting room provides a comfortable space to relax, with ample room to accommodate a dining table, making it suitable for both everyday living and entertaining. The kitchen is situated off the sitting room, creating a practical layout while keeping the main living space separate from the cooking area.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces over. Integrated appliances include an oven and gas hob, with additional space for a fridge freezer and plumbing and space for a washing machine. The arrangement offers useful storage and preparation space for day-to-day use.

There are two double bedrooms, both providing space for bedroom furniture and offering flexibility for a variety of needs. The second bedroom could equally serve as a guest room, home office or additional sleeping accommodation, depending on the requirements of the new owner.

The bathroom has been updated to create a modern, contemporary finish. It comprises a bath with shower over, a WC and a vanity sink unit with storage beneath, combining a clean appearance with practical storage.



Externally, the property benefits from an allocated parking space, providing the convenience of off-road parking as well as a useful, large under stairs storage cupboard, ideal for bikes/waters ports equipment.

Bracklesham Bay is a popular coastal village, well placed for enjoying the local beaches and outdoor activities associated with this stretch of the West Sussex coastline. Local shops, amenities and schools are within reach, while nearby East Wittering offers a wider selection of everyday facilities, including independent shops, cafés and restaurants. The renowned beach at West Wittering is also accessible, making the area particularly appealing to those who enjoy coastal walks, water sports and spending time outdoors.

With its two double bedrooms, practical layout, updated bathroom and allocated parking, the property offers versatility for owner-occupiers and investors alike. Its established success as a short-term holiday let further enhances its appeal, providing an opportunity for buyers looking for a coastal investment or a property that can be enjoyed personally while also generating holiday rental income.

Tenure: Share of Freehold

Local Authority: Chichester District Council

Council Tax: Band C

EPC: C £2,195.27

Services: Mains water, gas, electricity & drainage.

Heating Type: Gas heating to radiators.

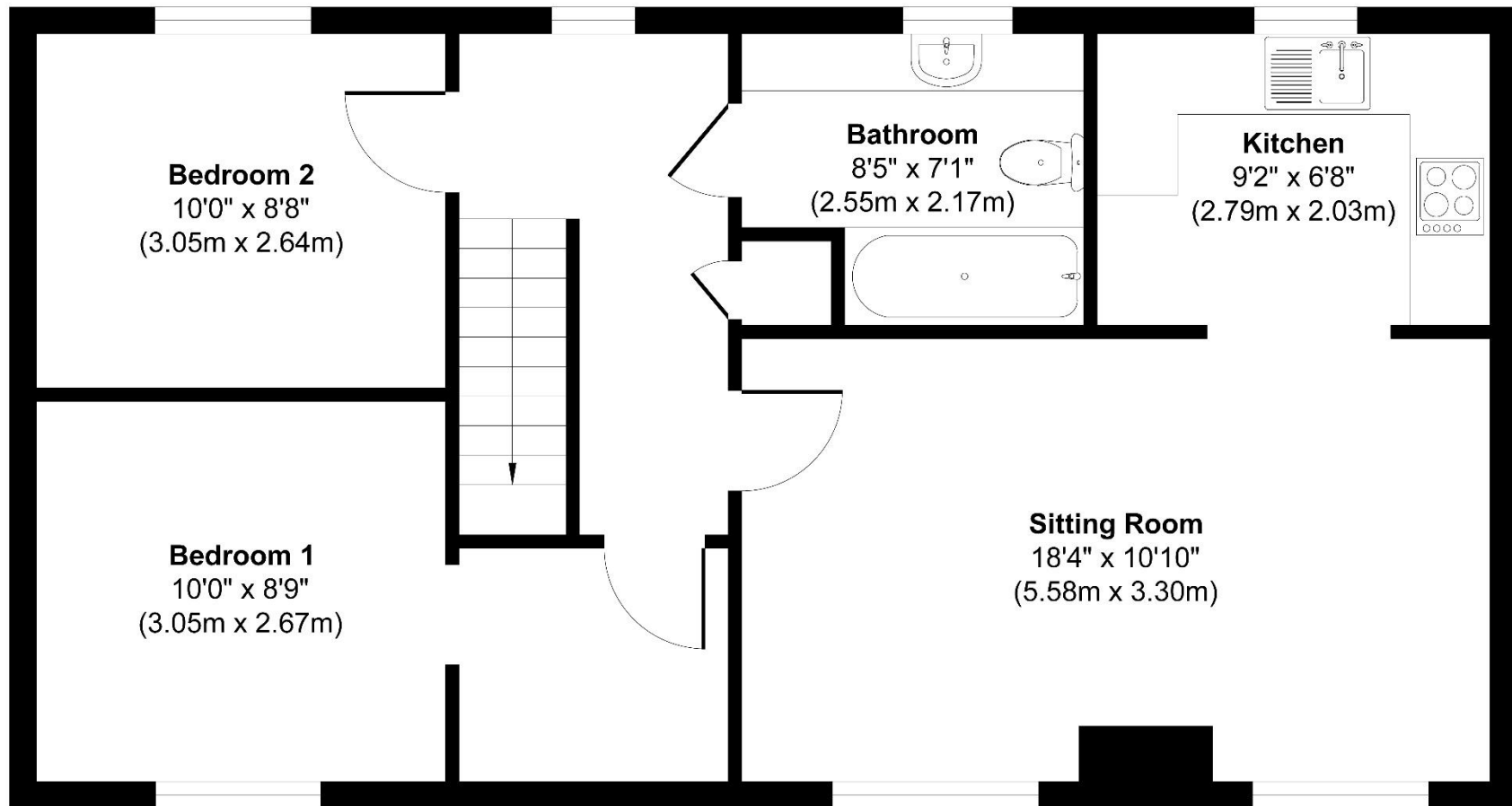
Conservation Area: No

What3Words: ///detained.slippery.linguists

Note: Annual service charge of £400 paid to Belgarum Property Management.

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First Floor

Approx. Gross Internal Floor Area 649 sq. ft / 60.37 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

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