



Astons
of Sussex
Residential Sales & Lettings



2 Barton Way, Bracklesham Bay, PO20 8JD

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Guide Price £415,000

This well-maintained semi-detached bungalow is located in the popular coastal village of Bracklesham Bay and offers deceptively spacious and flexible accommodation arranged over two floors. Ideal for those looking to be close to the beach, the property would suit a range of buyers including downsizers, holiday home seekers, or those needing adaptable living space.

The ground floor layout includes a comfortable sitting room to the front of the property, enjoying good natural light and a pleasant outlook. A generously sized double bedroom is also located on the ground floor, positioned opposite a family bathroom fitted with a bath, basin and WC.

To the rear, a second reception room is currently used as a dining room but could easily function as a third bedroom or home office. This room opens into a conservatory which enjoys views over the garden – a bright, peaceful space perfect for reading, hobbies, or simply relaxing with the doors open during warmer months.

The kitchen is basic but serviceable, offering scope for future modernisation to bring it in line with contemporary tastes. Positioned conveniently between the main living areas, it could potentially be reconfigured or updated to better suit modern living.

Upstairs, the loft has been converted to provide a large double bedroom, offering excellent proportions and good head height. This space makes an ideal principal bedroom or guest suite. A modern shower room on the same level serves this floor, providing a practical and stylish addition.



Outside, the property benefits from a fully enclosed rear garden, mainly laid to lawn. It's private, level, and manageable – ideal for those looking for a low-maintenance outdoor area with potential to landscape or personalise if desired.

To the front, a private driveway provides off-road parking and leads to a detached garage, offering useful storage or workshop space.

Additional benefits include gas central heating and double glazing throughout. The property is presented in good condition and ready for occupation, while still offering scope for the next owner to make updates over time.

Bracklesham Bay is a much-loved coastal spot, popular for its relaxed beach lifestyle, beautiful shoreline, and local amenities including shops, cafes and takeaways. The nearby village of East Wittering provides further services and facilities, while Chichester is just a short drive away for a wider range of shopping, dining and transport links.

This property offers a great opportunity to secure a flexible home in a peaceful setting close to the sea. Viewing is highly recommended.

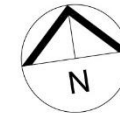
Tenure Freehold | **Council Tax** Band C | **EPC** D

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

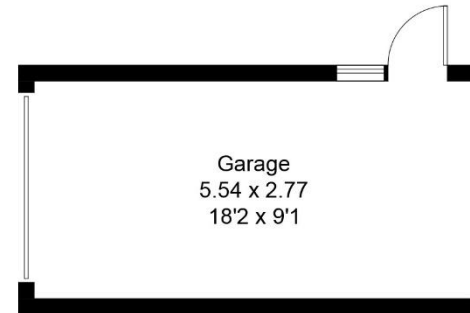


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Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 111.9 sq m / 1205 sq ft

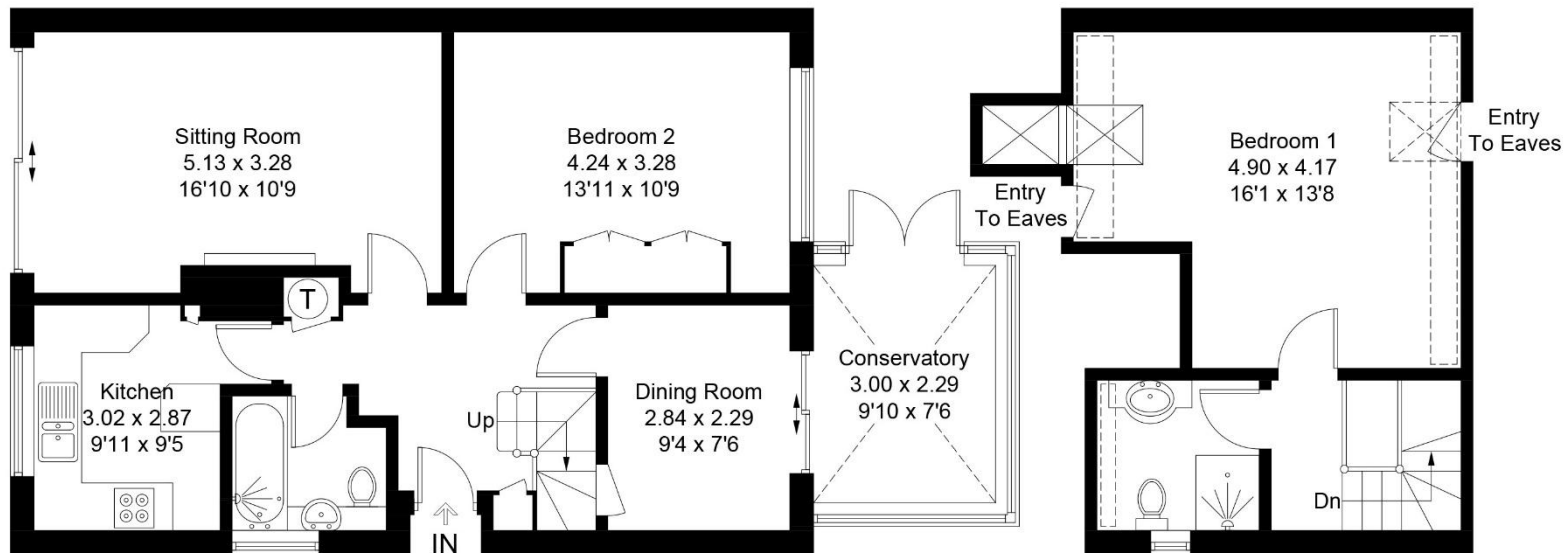


= Reduced headroom below 1.5m / 5'0



Garage
5.54 x 2.77
18'2 x 9'1

(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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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