



65 Middleton Close

Bracklesham Bay

West Sussex, PO20 8SR

Guide Price £349,950

A modern family home built in 2007 by Barratt Homes which offers 1,003 sq ft (including garage). The property is neutrally decorated throughout and comprises a spacious 17ft x 15ft sitting room and modern fitted kitchen to the ground floor. The kitchen has been re fitted and now includes a number of integrated appliances including dish washer, double oven & fridge freezer, there is also ample room for a dining table and double doors lead out onto the rear garden. Stairs from the sitting room rise to the first floor landing where you will find all three bedrooms. The principle bedroom has the benefit of en suite facilities and the family bathroom has also been modernised.

There is an allocated parking space to the rear of the property, as well as an additional two spaces to the front & a garage, furthermore a visitors space can also be found to the rear. The east facing rear garden has been designed for ease of maintenance with artificial grass, paved patio and a personal gate leading to the rear courtyard.

LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe and news agents, however 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 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.



Tenure
Freehold with Garage under separate Lease.

Council Tax
Band D

Entrance Hall

Sitting Room 17'8" (21.84m) x 15'0" (4.57m)

Kitchen / Dining Room 15'0" (4.57m) x 9'0" (2.74m)

Bedroom 1 11'9" (3.58m) x 8'5" (2.57m)

En Suite

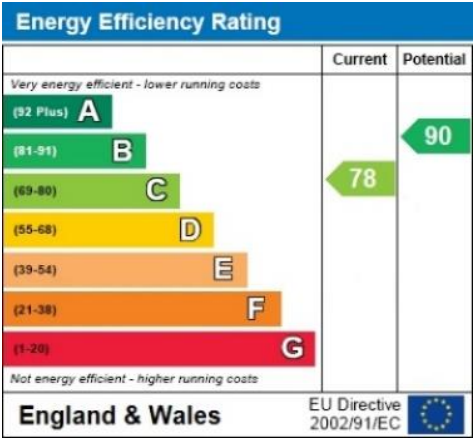
Bedroom 2 10'2" (3.1m) x 8'6" (2.59m)

Bedroom 3 8'8" (2.64m) x 6'3" (1.91m)

Bathroom

Garage 17'11" (5.46m) x 9'6" (2.9m)

Notes
Estate Management Fee of £185.65 payable twice yearly to Belgarum Management.





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65, Middleton Close, PO20 8SR

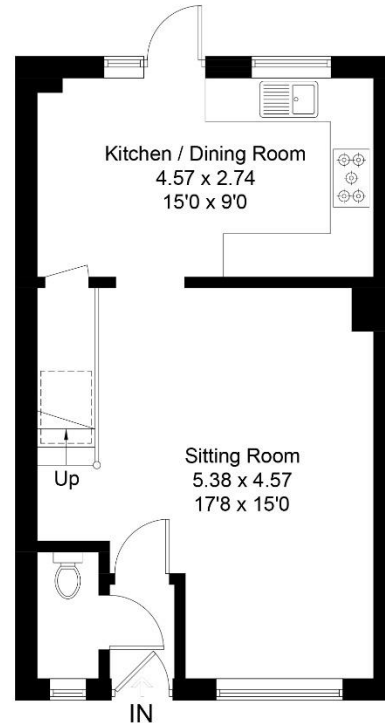
Approximate Gross Internal Area = 77.4 sq m / 833 sq ft

Garage = 15.8 sq m / 170 sq ft

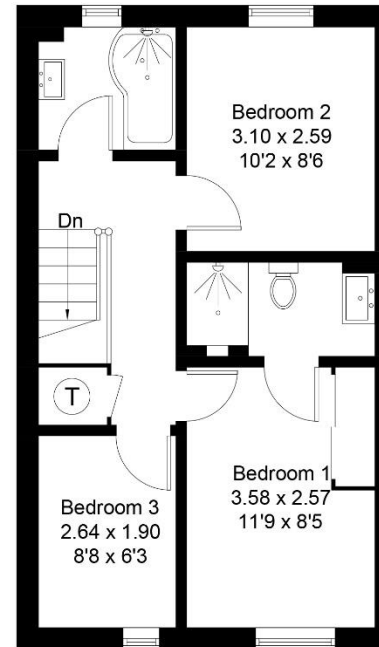
Total = 93.2 sq m / 1003 sq ft



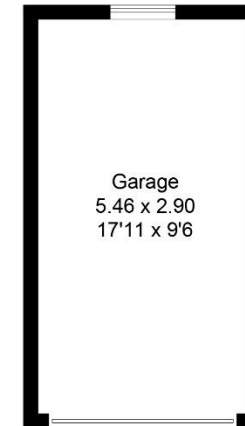
 = Reduced headroom below 1.5m / 5'0



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.



Selsey Office
104-106 High Street
Selsey, West Sussex
PO20 0QG

01243 607809

1 New Parade
East Wittering
West Sussex
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopla  **rightmove** 

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