



Price Guide £285,000

43 Tide Way, Bracklesham Bay, Chichester, PO20 8FE





01243 672217



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A 3 bedroom staggered terrace property, with garage and enclosed rear garden within a short walk of the beach in Bracklesham Bay.

The accommodation includes a ground floor cloakroom, lounge and kitchen/dining room with doors opening onto the rear garden. On the first floor are three bedrooms and a bathroom. To the side of the property is a single garage with potential off road parking on the driveway area to the front of the garage for a further vehicle.

For sale with gas fired central heating and double glazing - viewing is highly recommended.

Please note the property is tenanted until mid March 2021 and the current photographs were taken prior to let commencing.

#### **Entrance Porch/Entrance Hall**

With stairs to first floor

#### **Cloakroom**

Wc and wash basin

#### **Sitting Room**

#### **Kitchen/Dining Room**

With doors opening onto the rear garden and the kitchen area comprises a range of fitted units and worktops with inset sink/mixer tap, gas hob, electric oven and filter hood above. Space for dishwasher and washing machine. Space for an upright freestanding fridge/freezer.

#### **Landing Area**

With doors to:

#### **Bedroom 1**

Built in wardrobe

#### **Bedroom 2**

Built in wardrobe

#### **Bedroom 3**

#### **Bathroom**

Comprising a white suite of bath, wc and wash basin.

#### **Rear Garden**

The rear garden is mainly lawned with a paved patio area and flower/shrub borders.

#### **Garage**

Single garage with driveway / parking space area to the front of the garage numbered 43

#### **Viewing**

By appointment only with Baileys 01243 672217

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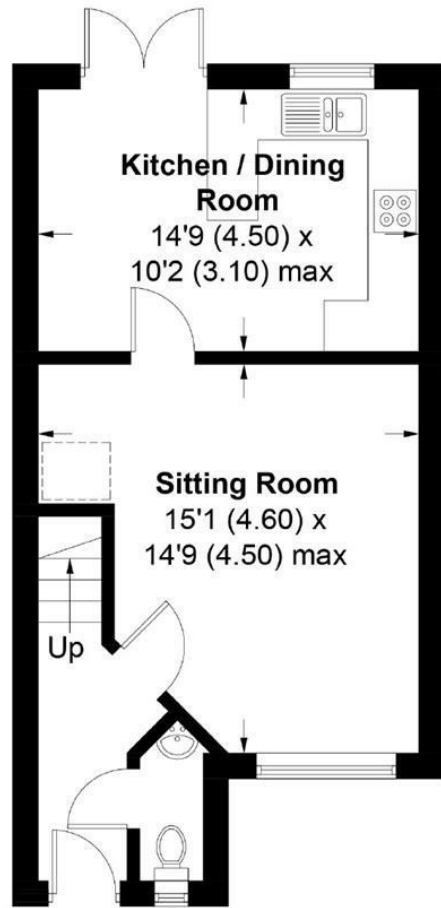


# Tide Way, Bracklesham Bay, PO20

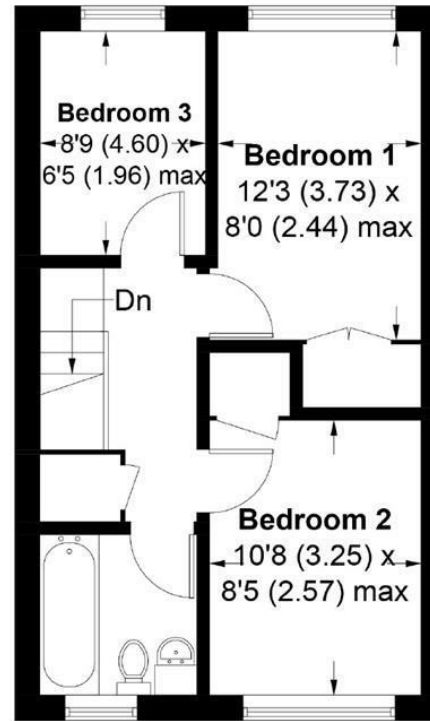
APPROXIMATE GROSS INTERNAL AREA = 795 SQ FT / 73.9 SQ M

GARAGE = 159 SQ FT / 14.8 SQ M

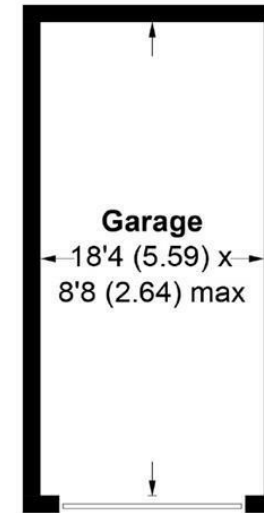
TOTAL = 954 SQ FT / 88.7 SQ M



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID495316)

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