



## 23 Sea Serpent Road

Introducing this charming and well-presented 2 bedroom semi-detached house, situated in a sought-after cul-de-sac location.



- ▶ Well Proportioned Layout
- ▶ En Suite to Principle Bedroom
- ▶ French Doors to Garden
- ▶ Remainder of NHBC Warranty
- ▶ 2 Double Bedrooms
- ▶ Well Presented Throughout
- ▶ South Easterly Facing Garden
- ▶ Off Road Parking for Two Vehicles

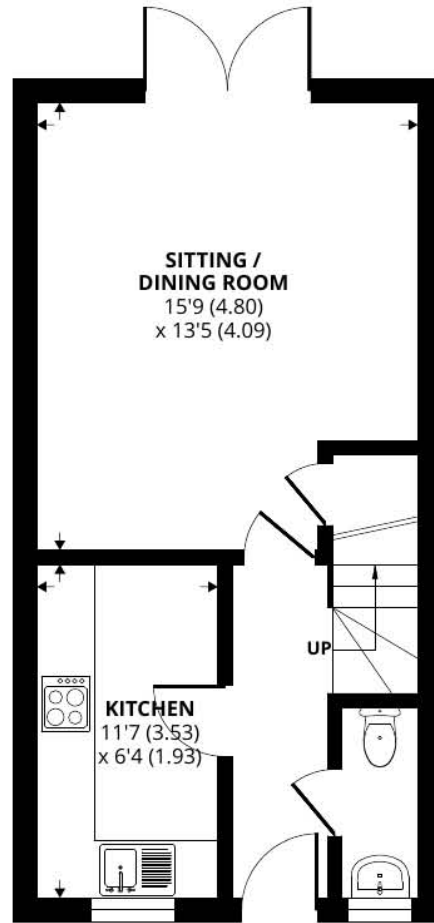
23 Sea Serpent Road is a 2-bedroom semi-detached house built by Miller Homes in 2022, situated in a modern development just minutes from the beach.

Upon entering, you are greeted by a welcoming entrance hall, leading effortlessly to the living area. This generously sized room provides an ideal space for relaxation and entertainment, complemented by French doors into the garden that allow an abundance of natural light. The kitchen is fitted with a range of appliances and ample cabinet space for ease and practicality. Adjacent to the kitchen is a cloakroom, which completes the downstairs accommodation.

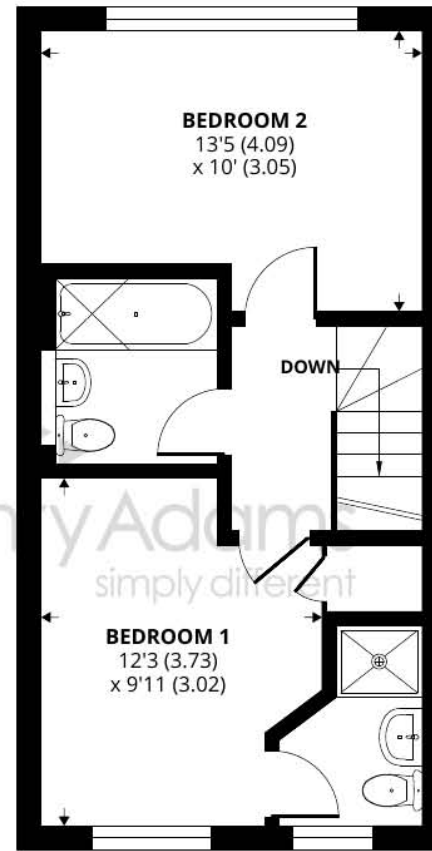
Moving upstairs, you will discover the generous principal bedroom, benefitting from an ensuite shower room, bedroom one provides a peaceful environment after a long day. The second bedroom, an equally well-proportioned double, offers flexibility for accommodating guests, children, or even a home office. The upper level is completed with a modern and beautifully appointed family bathroom, equipped with a shower over bath.

The rear garden is predominantly laid to lawn and has a south-east orientation meaning plenty of sunlight can be enjoyed, Furthermore, the property offers off-street parking for two vehicles, as well as additional visitor bays throughout the estate.





**GROUND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**



## Sea Serpent Road, Bracklesham Bay, Chichester, PO20

Approximate Area = 745 sq ft / 69.2 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 769 sq ft / 71.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1061185

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Situated at Bracklesham Bay, a coastal village some 7 miles south-west of the City of Chichester. The beach is a popular place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. Billy's on the Beach café/restaurant and some local shops are close by, although further amenities can be found at the nearby village of East Wittering, including infants/junior school, GP surgery, chemists, dentist, library and a range of quality independent shops. There is a regular bus service to Chichester City centre with its range of shops, restaurants, cinemas, Festival Theatre and main line railway station. Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

## Directions

From East Wittering Village, proceed right onto Stocks Lane, at the end of the road, turn left onto Bracklesham Lane, continue up the road and turn right into Sea Serpent Road, proceed past Fabuis Close to the end of the road and turn right, number 23 can be found on the left. A visitor bay can be found opposite the property.

