



77 Middleton Close

Three bedroom semi-detached family home, situated at the end of a quiet cul-de-sac in Bracklesham Bay.



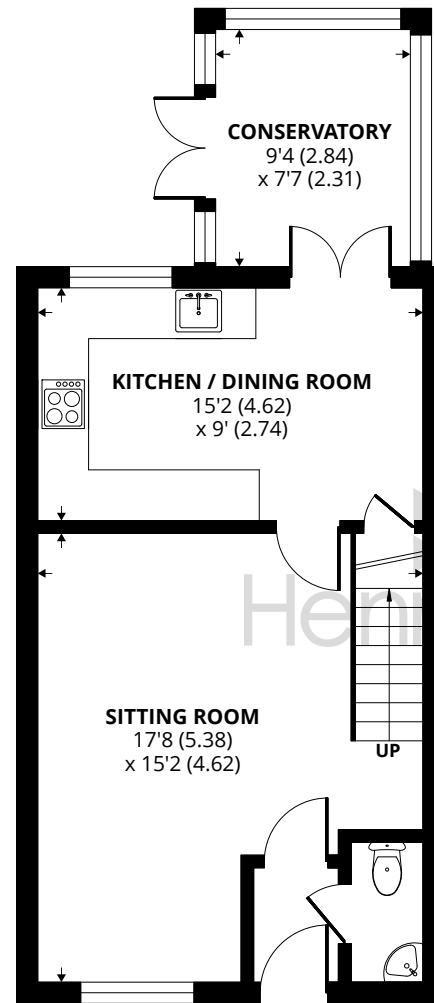
- ▶ Spacious Living Room
- ▶ Conservatory
- ▶ Low Maintenance Garden
- ▶ Open Plan Kitchen Diner
- ▶ En Suite to Principal Bedroom
- ▶ Garage and Private Driveway

This well-presented semi-detached house was built by Barratt Homes in 2007 and offers ideal accommodation for a growing family or the perfect investment property. Positioned within a cul-de-sac location, 77 Middleton Close is conveniently situated for local amenities, including village stores, bus routes, and is just a short walk from Bracklesham beach.

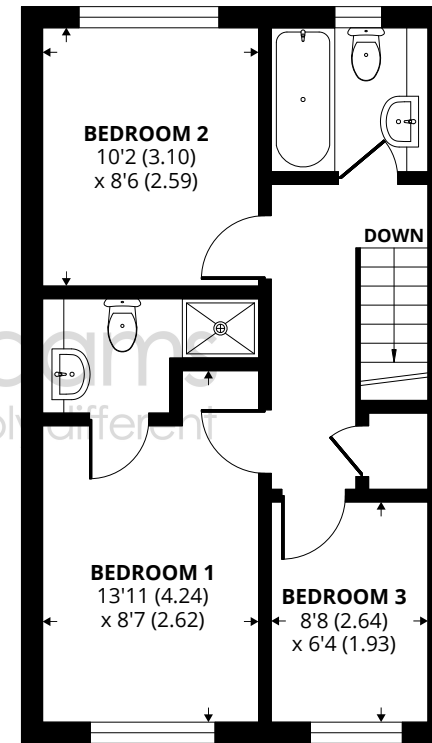
Upon entering the property, you are greeted by an entrance hall with a downstairs WC. A generously sized sitting room can be found ahead, boasting plenty of natural light and fitted with plantation shutters throughout. To the rear, a kitchen/dining room with ample storage and double doors leading to the conservatory offers additional living space with direct access to the garden. Stairs from the sitting room lead upstairs, where three bedrooms can be found, the principal bedroom benefiting from an en suite shower room. A further family bathroom serves the remaining two bedrooms.

Outside to the rear, a delightful enclosed patio garden, thoughtfully designed for low maintenance. The front of the house features a driveway, providing off-road parking for two vehicles, complemented by a garage suitable for an extra vehicle or additional storage. The convenience is further enhanced by a side gate, allowing easy access to the rear garden.





GROUND FLOOR



FIRST FLOOR

77 Middleton Close, Bracklesham Bay

Approximate Area = 908 sq ft / 84.3 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). © njchecom 2023. Produced for Henry Adams. REF: 1069426

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 our office in Shore Road, proceed east out of the village and turn right onto Stocks Lane, proceed to the end of road and turn left onto Bracklesham Lane, passing the Co-op, Middleton Close is the first road on your left, follow the road to the very end and number 77 can be found in the corner.

