



67 Middleton Close

A well presented 3 bedroom semi detached house located in Bracklesham Bay, just moments from the beach.



- ▶ **Light and Spacious Accommodation**
- ▶ **Three Bedrooms**
- ▶ **Low Maintenance Garden**
- ▶ **Modern Fitted Kitchen**
- ▶ **En Suite to Principal Bedroom**
- ▶ **Garage and Driveway**
- ▶ **Local Amenities Close By**

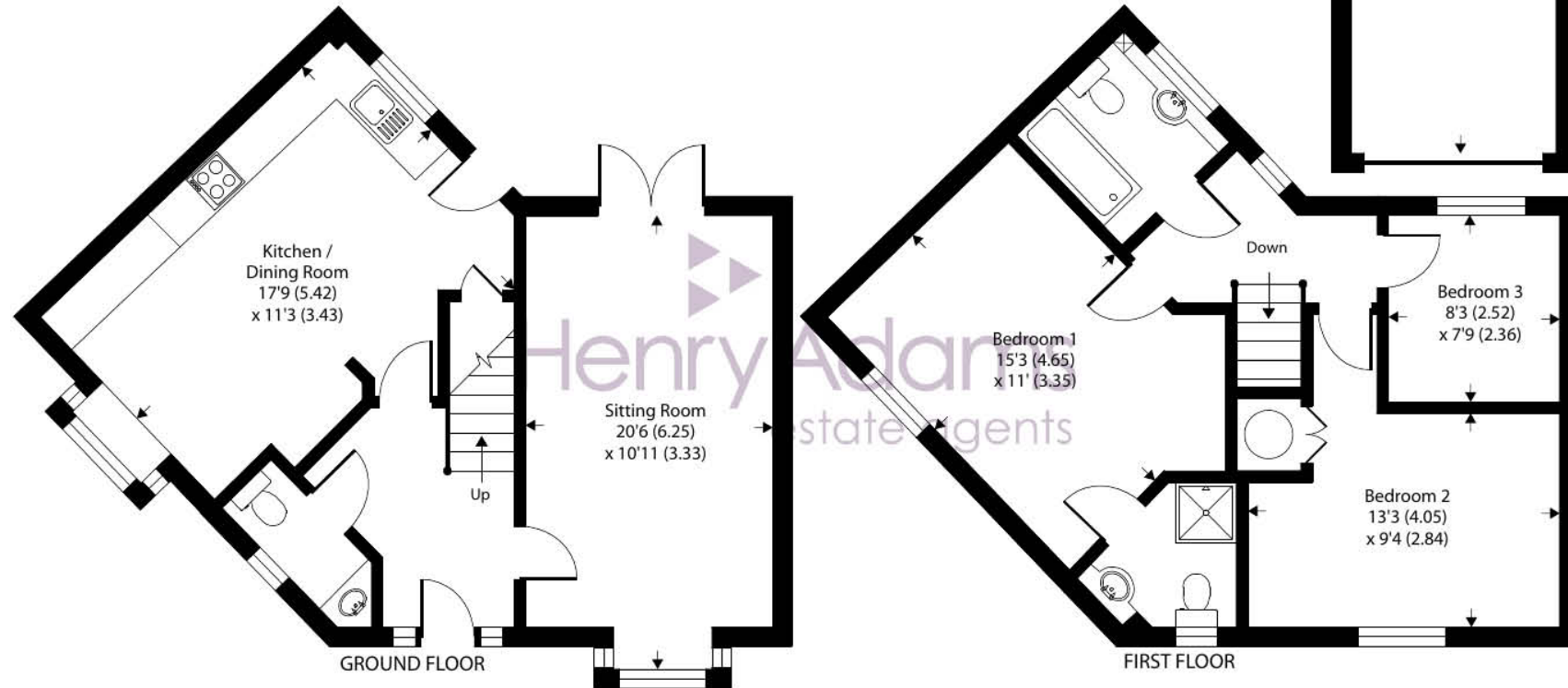
67 Middleton Close is a modern semi-detached house, spanning 1255 sq ft. Presented beautifully throughout and situated in a popular cul-de-sac, offering well-appointed accommodation ideal for family living.

Upon entering, you are greeted by a generous entrance hall featuring a downstairs cloakroom. The spacious lounge boasting 'French' style doors opening to the rear garden, provides a welcoming atmosphere. The kitchen and dining room have been seamlessly combined to create a stylish, open-plan hub of the home, with white high gloss units and a range of integrated appliances.

Stairs from the entrance hall rise to the first floor, where you will find a modern family bathroom and three bedrooms. The principal bedroom benefits from an en suite shower room, while the second bedroom is also generously sized. Bedroom three is currently utilised as an office, offering a versatile space for remote work or as a comfortable single bedroom for children and guests.

Externally, a driveway offers off-road parking for multiple vehicles and leads to a single garage, providing convenient storage space. The rear garden has been thoughtfully designed for easy maintenance, featuring a paved patio ideal for enjoying summer evenings.





Approximate Area = 1099 sq ft / 102.1 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1255 sq ft / 116.6 sq m

For identification only - Not to scale



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 within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From this office in Shore Road, return to the village centre and turn right along Stocks Lane towards Bracklesham Bay. At the T-junction with Bracklesham Lane turn left, then take the next turning on the left into Middleton Close. Continue along this road as it bends to the left and No.67 will be found on the opposite right-hand corner.

