



6 Fabius Close

Two-bedroom end-of-terrace house built by Miller Homes in 2022 offering comfortable living within walking distance of the beach.



1



2



1

EPC B

- ▶ **Two Double Bedrooms**
- ▶ **Light Sitting Room**
- ▶ **Allocated Parking**
- ▶ **No Forward Chain**
- ▶ **Modern Fitted Kitchen**
- ▶ **South East Facing Rear Garden**
- ▶ **Remainder of 10 Year NHBC**
- ▶ **Moments from Local Amenities and the Beach**

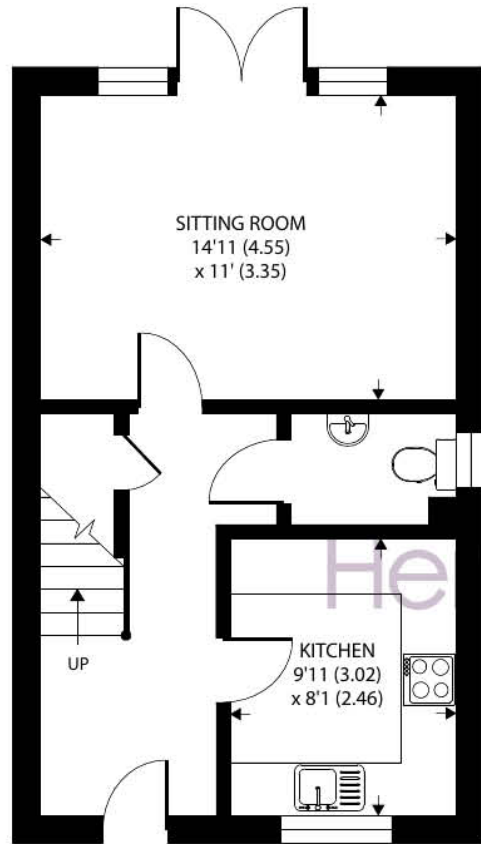
Spanning two floors and around 800 sq ft, this property features a practical design and a cozy atmosphere.

Entering the house, a hallway leads you to the main living areas. The kitchen, located at the front, includes essential appliances and ample cabinet space. Next to the kitchen is a convenient cloakroom. At the rear, the sitting room is ideal for relaxation and entertaining, with large windows and French doors opening onto the rear garden, bringing in plenty of natural light.

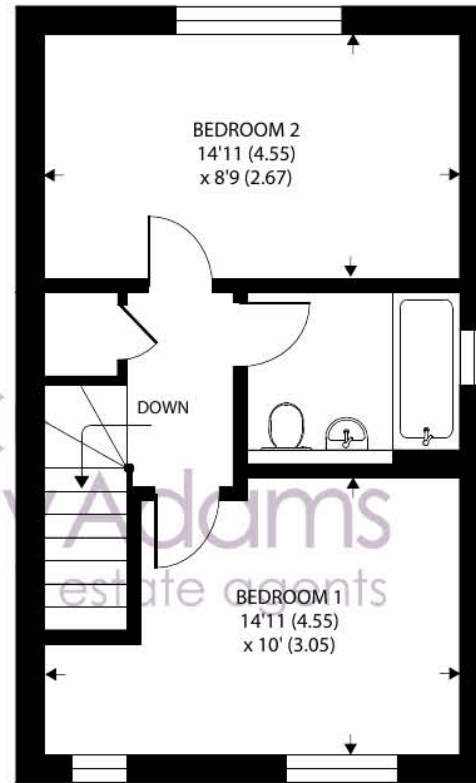
Upstairs, there are two double bedrooms. The principal bedroom at the front provides views over fields with space for storage. The second bedroom at the rear is equally spacious and versatile, perfect for guests, children, or a home office. The modern family bathroom, with a shower over the bath, is located off the landing and serves both bedrooms.

The rear garden, mainly laid to lawn, is low-maintenance and enjoys plenty of sunlight thanks to its south-east orientation. It also includes a shed for extra storage. The property comes with one allocated parking space at the rear, with visitor parking bays available within the well-kept residential cul-de-sac.

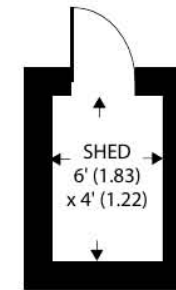




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 776 sq ft / 72.1 sq m

Shed = 24 sq ft / 2.2 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale



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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' beachside 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.

FAQ

Management fees: TBC

Gas Fired Central Heating, boiler installed in 2022 and serviced annually.

