

2 Birch Close

Bracklesham Bay, Chichester

- Well Proportioned Layout
- 2 Double Bedrooms
- En Suite to Principal Bedroom
- French Doors to Garden
- South Facing Garden
- Remainder of NHBC Warranty
- Driveway for Multiple Vehicles
- Cul-de-sac Location

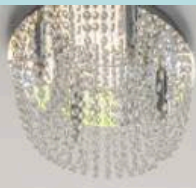
Upon entering, you are welcomed by an inviting entrance hall with solid oak flooring, which leads to the spacious living area. This generously sized room provides an ideal space for relaxation and entertainment, complemented by French doors that open into the garden, allowing an abundance of natural light, a large under stairs cupboard also provides convenient storage. The kitchen is well-appointed, fitted with a range of appliances and ample cabinet space for ease and practicality. Adjacent to the kitchen is a cloakroom, completing the ground-floor accommodation.

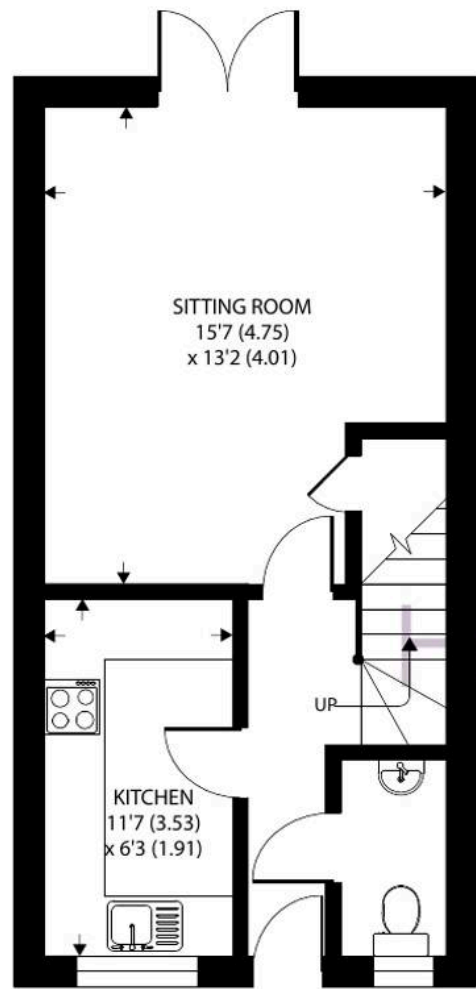
Moving upstairs, you will find the well-proportioned principal bedroom, benefiting from an ensuite shower room for added convenience as well as a further storage cupboard. The second bedroom, an equally spacious double, offers flexibility for guests, children, or even a home office. The upper level is completed by a modern, beautifully appointed family bathroom with a shower over bath.

The rear garden is mainly laid to lawn, featuring a patio area with a southerly aspect, ideal for enjoying plenty of sunlight. Two timber sheds provide ample storage for garden equipment. Additionally, the property benefits from a large driveway accommodating up to three vehicles, with extra visitor bays available throughout the estate.



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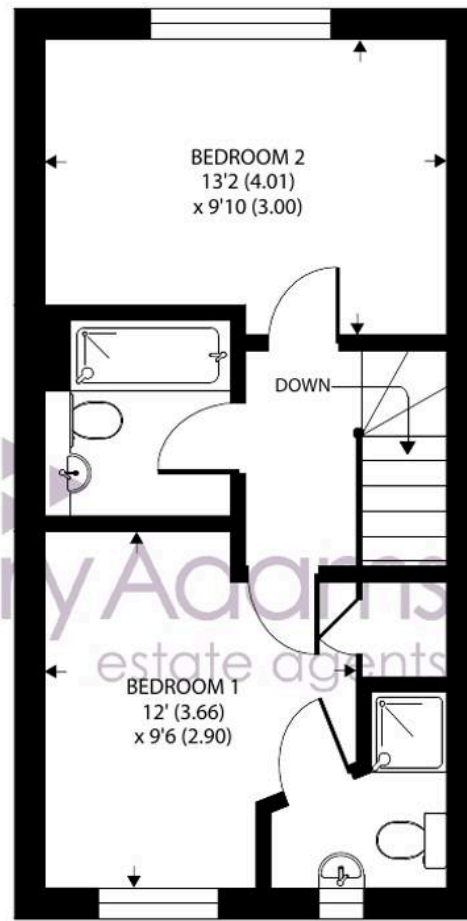




SITTING ROOM
15'7 (4.75)
x 13'2 (4.01)

KITCHEN
11'7 (3.53)
x 6'3 (1.91)

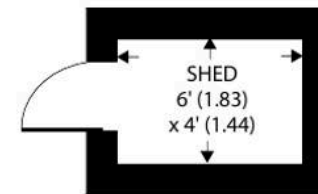
GROUND FLOOR



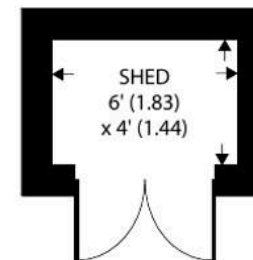
BEDROOM 2
13'2 (4.01)
x 9'10 (3.00)

BEDROOM 1
12' (3.66)
x 9'6 (2.90)

FIRST FLOOR



SHED
6' (1.83)
x 4' (1.44)



SHED
6' (1.83)
x 4' (1.44)

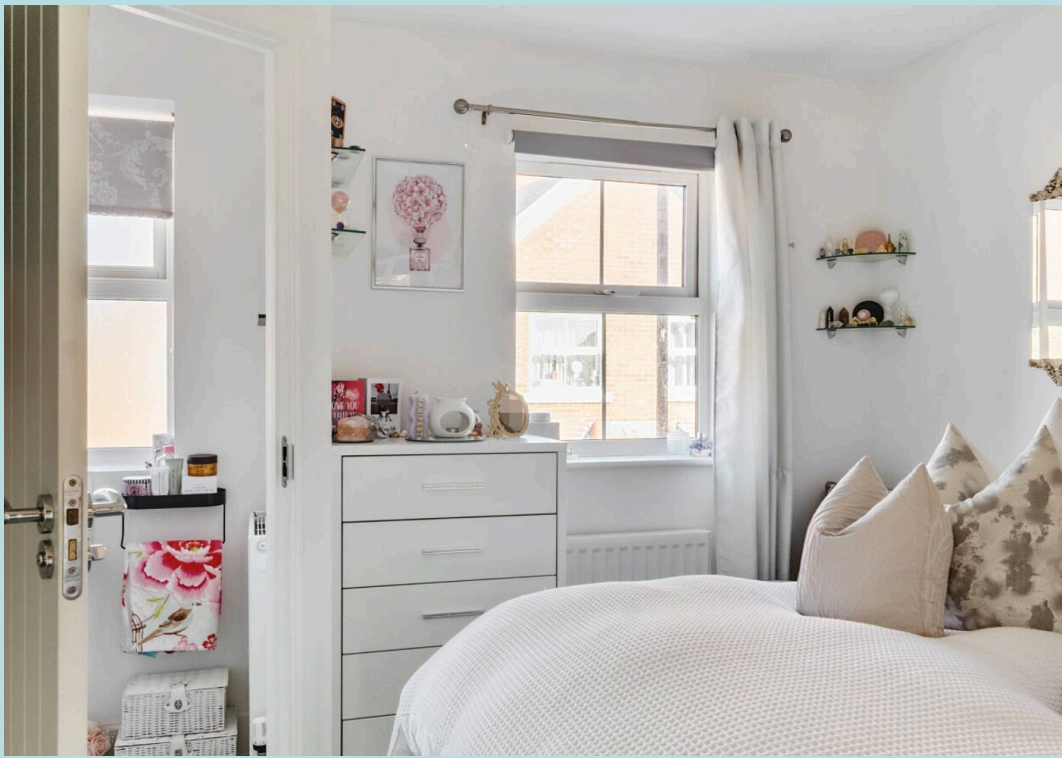
Approximate Area = 750 sq ft / 69.7 sq m

Outbuilding(s) = 50 sq ft / 4.6 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale







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.

Tenure: Freehold

EPC Energy Efficiency Rating: B

Management Charge: £320pa to RMG Management Company

Chichester District Council Tax Band C £1993.65 2024/25



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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