



3 Greenway Walk, Bracklesham Bay

In Excess of £499,000

3 Greenway Walk

Bracklesham Bay, Chichester

3 Greenway Walk is a well presented four-bedroom detached house, thoughtfully designed for modern family living. Situated in the highly sought-after seaside village of Bracklesham Bay, this property boasts a practical layout, ensuring both comfort and privacy.

As you approach the home, a path from the driveway guides you to the front door. Upon entry, you are greeted by a welcoming hallway that flows seamlessly into the generously sized family space. The well-equipped kitchen comes complete with ample storage and a separate utility area. The separate dining room offers a primary space for family meals, while the spacious living room, fitted with French doors leading to the garden, is flooded with natural light, creating a warm and inviting atmosphere.

Upstairs, the home continues to impress with four spacious bedrooms. The principal bedroom features an en-suite shower room. Bedroom two includes a built-in wardrobe, adding convenience and style. The family bathroom caters to the remaining bedrooms.

Outside, the property boasts a beautiful south-facing walled garden, perfect for enjoying sunny days. The lawn and patio area provide an ideal setting for outdoor entertaining or simply relaxing. Additionally, a driveway and a detached garage offers extra storage space for a vehicle or belongings.

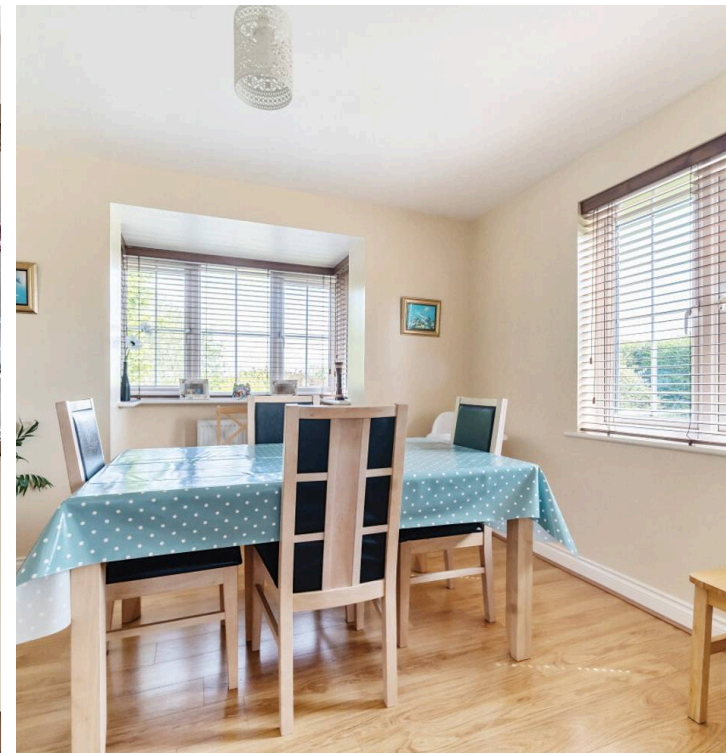
EPC - C

Chichester District Council Tax Band E

Service Charge - £394.00pa

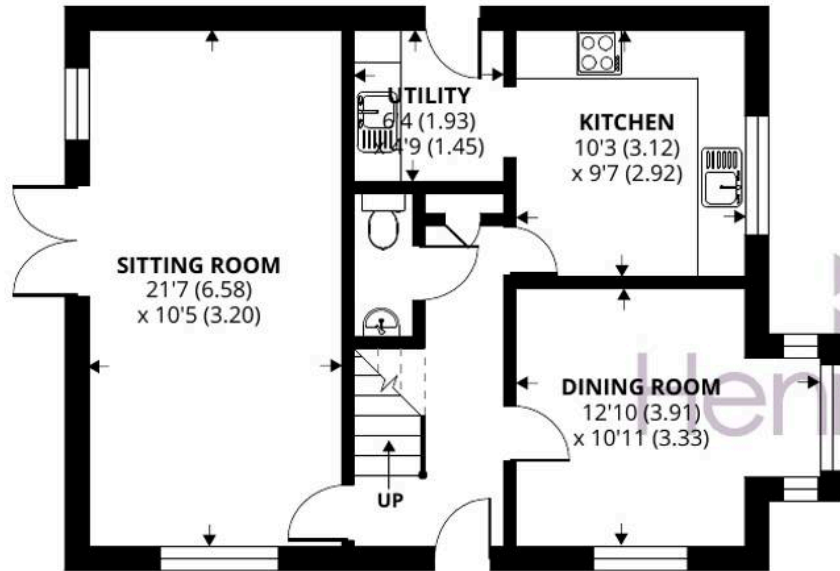
Council Tax band: E

Tenure: Freehold

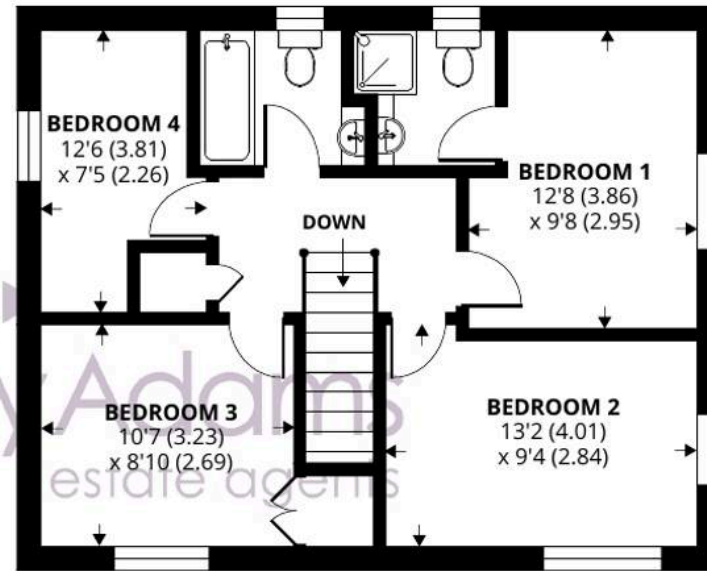




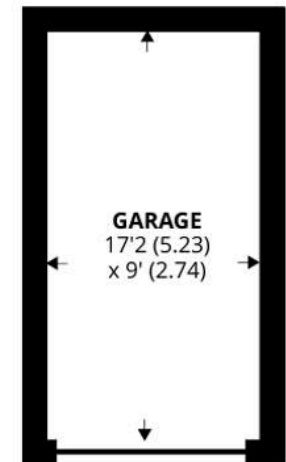
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Greenway Walk, Bracklesham Bay, Chichester

Approximate Area = 1210 sq ft / 112.4 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 1368 sq ft / 127 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 2024. Produced for Henry Adams. REF: 1133341



Henry Adams - East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering - PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

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.