





6 Fabius Close

Bracklesham Bay, Chichester

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

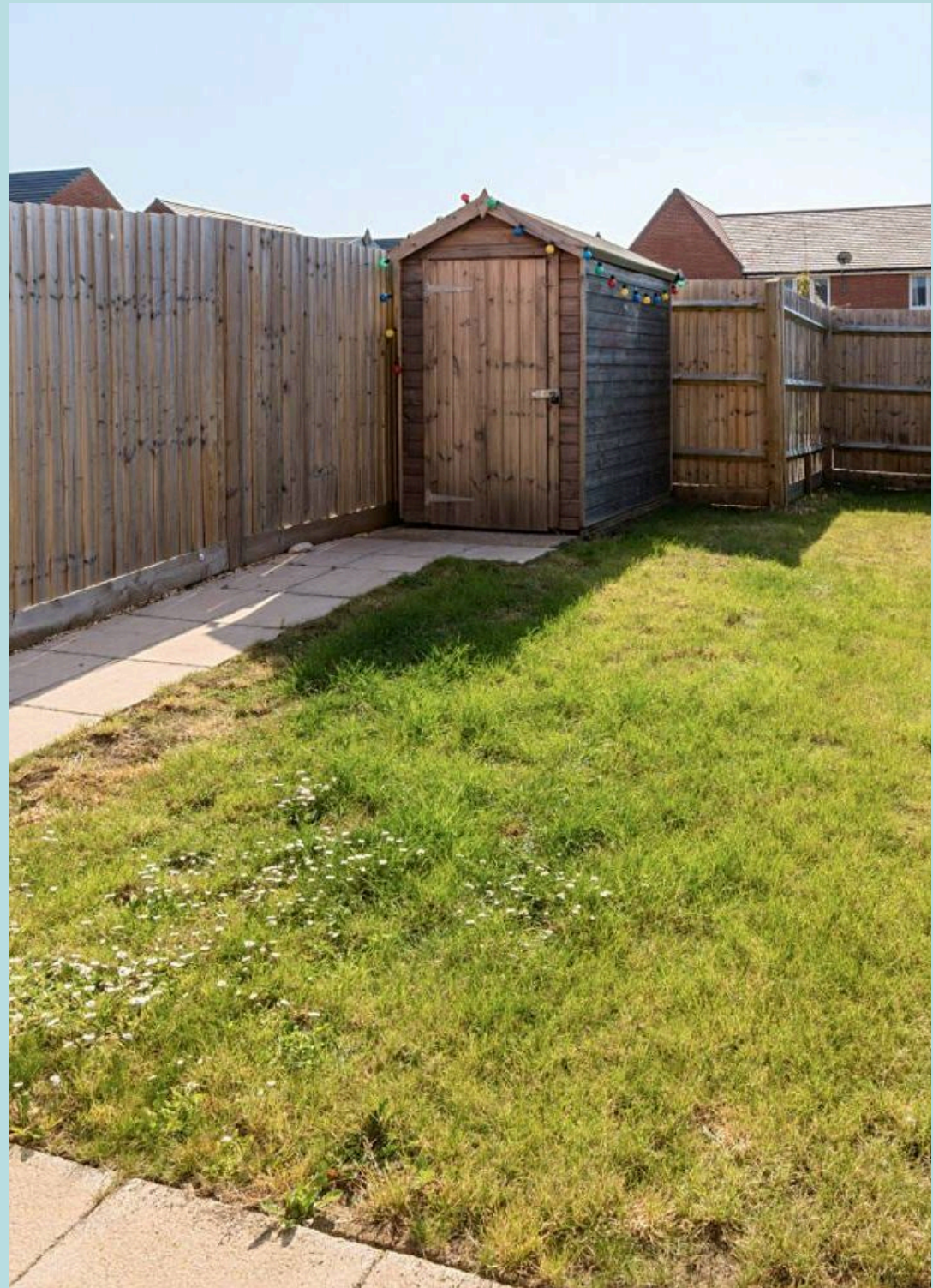
Council Tax band: C £2080.97 - 2025/26

Tenure: Freehold

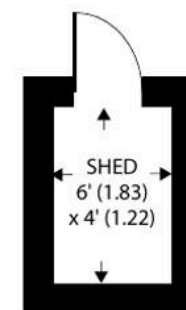
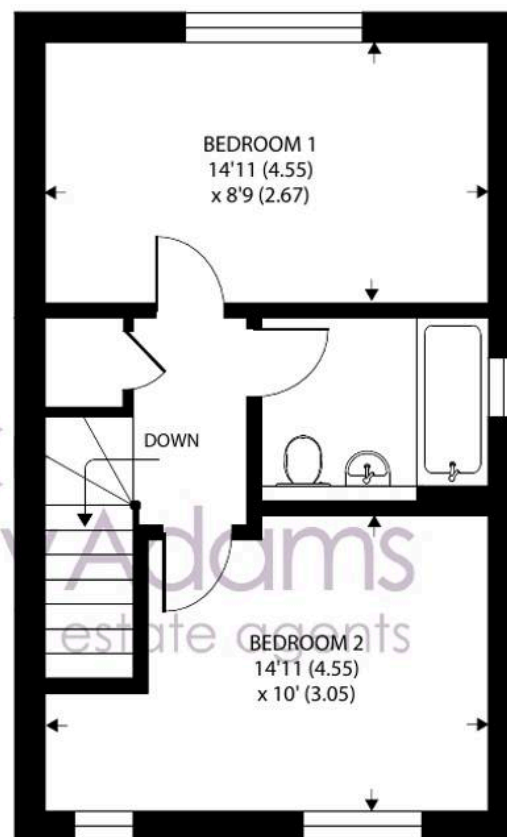
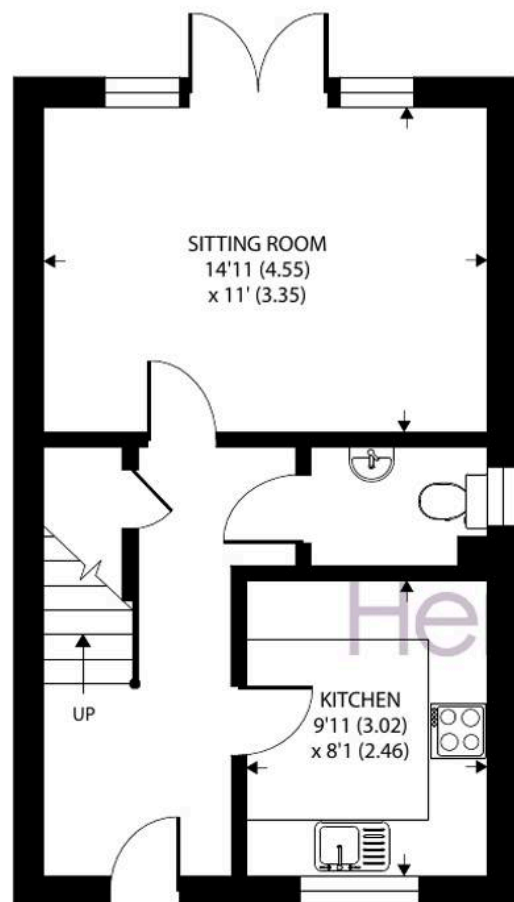
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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







Fabius Close, Bracklesham Bay, Chichester, PO20

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1148467





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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