



**22 Hornbeam Walk, Bracklesham Bay**

Guide Price **£495,000**



**Henry Adams**  
estate agents

## 22 Hornbeam Walk

Bracklesham Bay, Chichester

Presenting a delightful opportunity to acquire a charming 3-bedroom detached house ideally situated in a sought-after residential area. This well-maintained property boasts a kitchen diner, utility room, and a convenient downstairs cloakroom. The house benefits from a good-sized garden and a garage, offering ample space for relaxing and entertaining. Nestled on a corner plot, this home enjoys a sense of privacy and openness.

This property presents a fantastic opportunity for those seeking a tranquil home in a desirable location with easy access to local attractions and amenities. With its practical layout and prime position, this residence offers a comfortable and convenient lifestyle for its fortunate new occupants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Good size garden with garage
- Kitchen Diner
- Utility Room
- On a corner plot
- Downstairs cloakroom
- Near Bracklesham Bay Beach
- Walking distance to shops and bus route



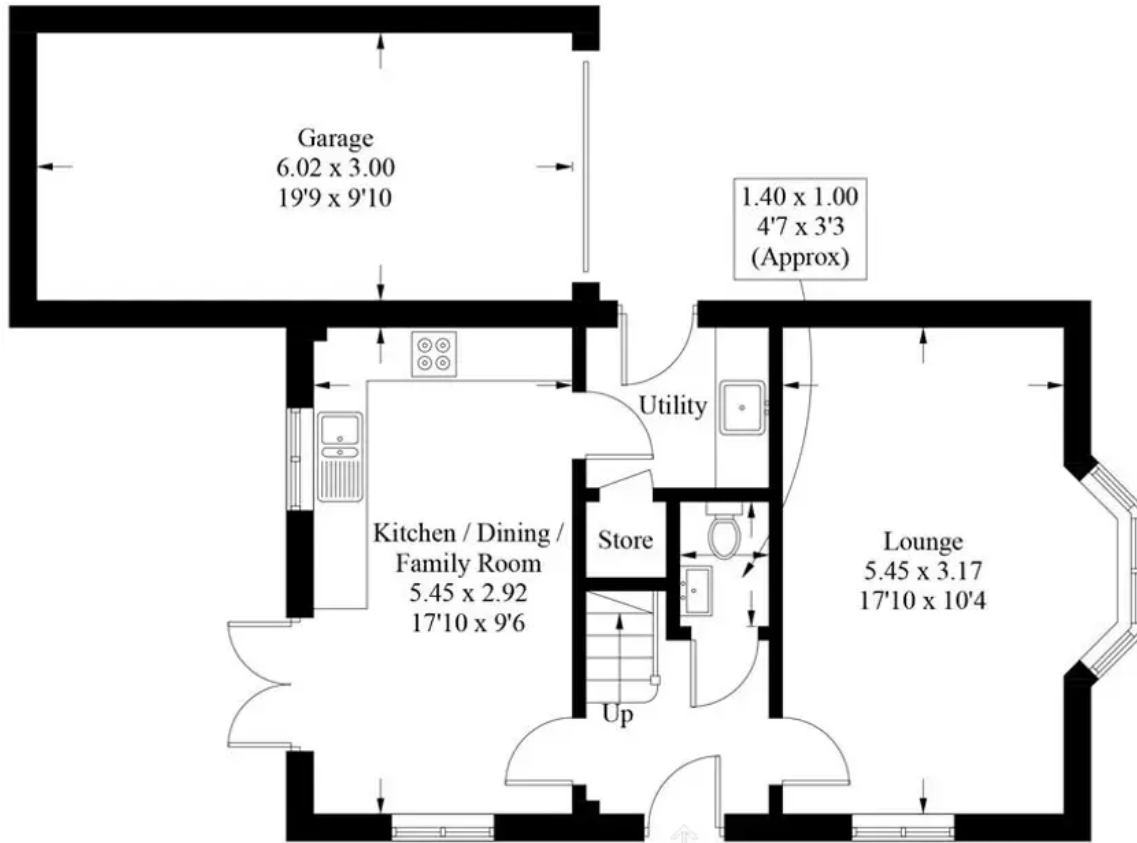


# Hornbeam Walk, PO20 8FN

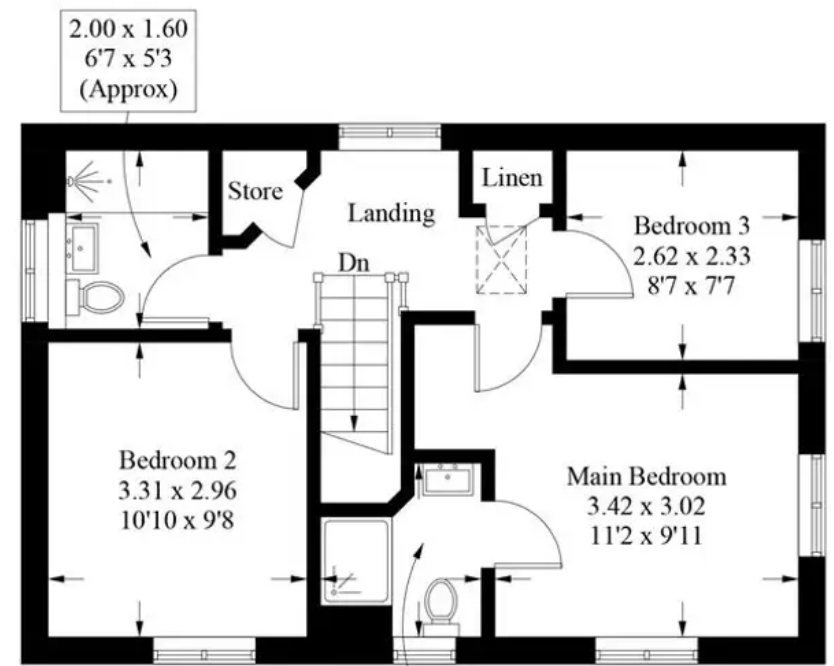
Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 111.5 sq m / 1200 sq ft



**Ground Floor**



**First Floor**

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing



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