





36 Beech Avenue

Bracklesham Bay, Chichester

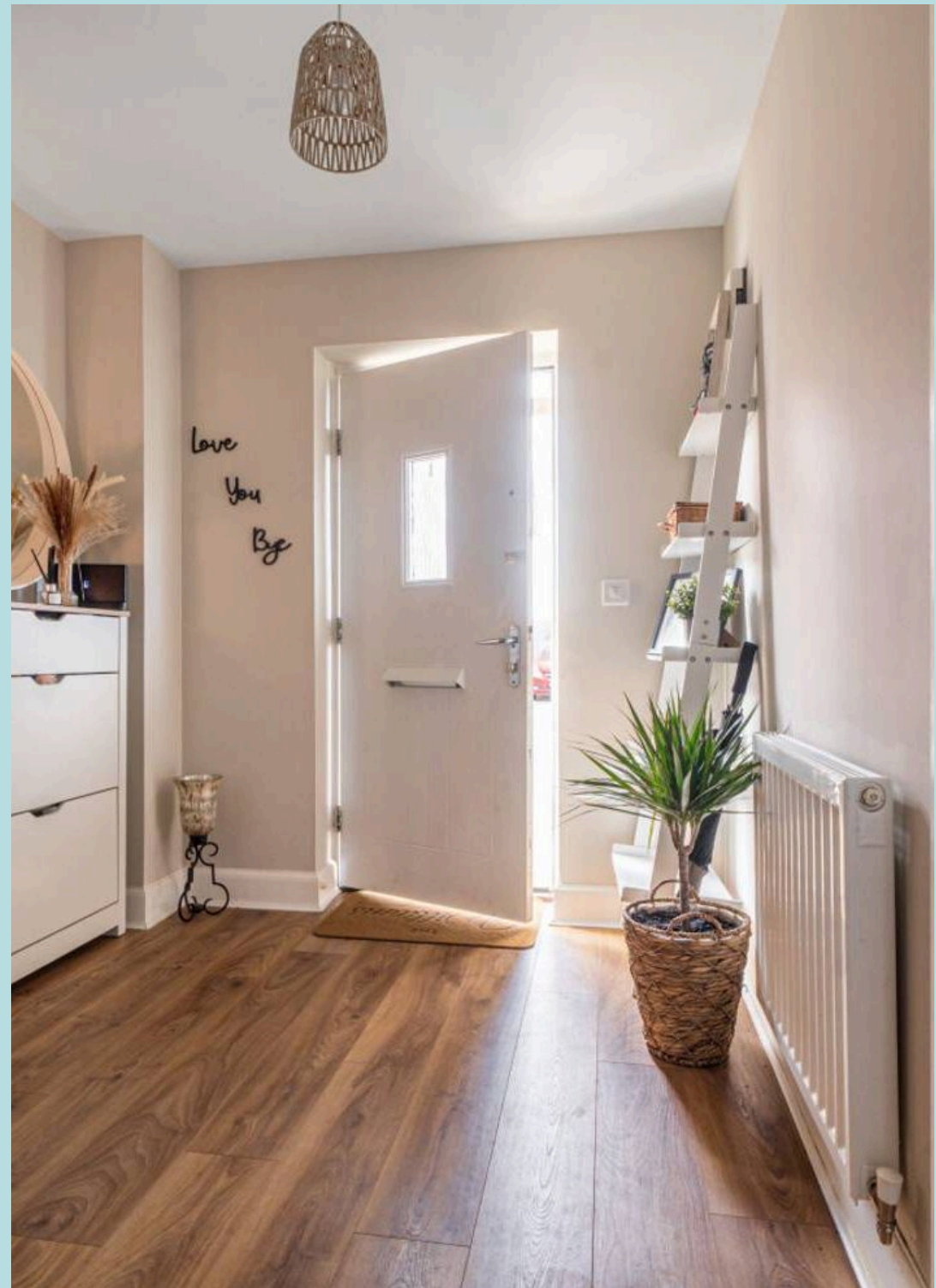
A modern three bedroom semi detached family home with a south-east facing garden, garage and driveway conveniently located close to the beach and local amenities.

Built by Miller Homes in 2015, this modern three-bedroom semi-detached house offers spacious and well-appointed accommodation in Bracklesham Bay. Conveniently located near the village green, the property enjoys a peaceful setting while remaining close to local amenities.

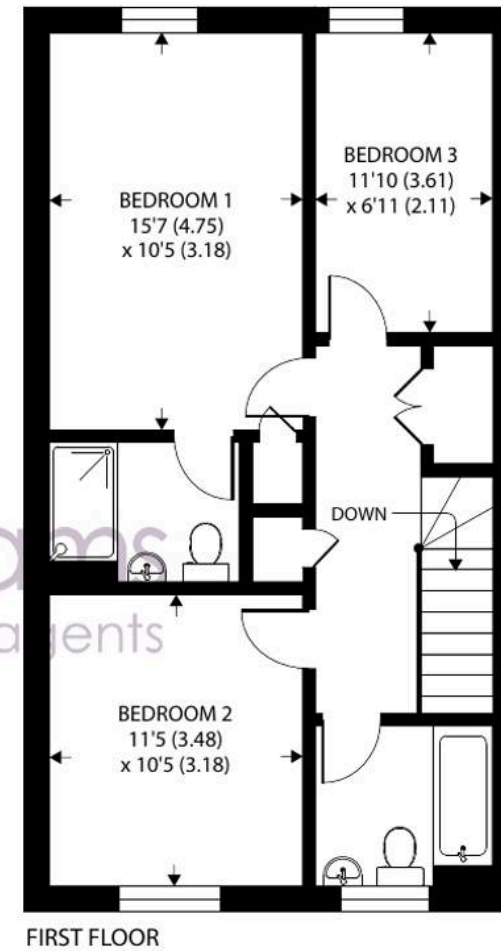
The entrance hall leads to a bright and welcoming living/dining area, where French doors open onto the southeast-facing garden, allowing ample natural light to fill the space. This versatile room is ideal for both everyday living and entertaining. The kitchen/breakfast room is well equipped with modern integrated appliances, generous storage, and space for a dining table. A convenient cloakroom completes the ground floor layout.

On the first floor, the principal bedroom benefits from an en suite shower room, the second bedroom is a well-proportioned double, suitable for family or guests, while the third bedroom offers flexibility as a child's room or home office. A modern family bathroom serves the additional bedrooms.

The landscaped rear garden is of a good size, mainly laid to lawn, with two patio areas providing an excellent space for outdoor activities and enjoying the sun at all times of the day. Further features include solar panels, a garage with an up-and-over door, a private driveway, and a gated side path allowing easy access between the front and rear of the property.



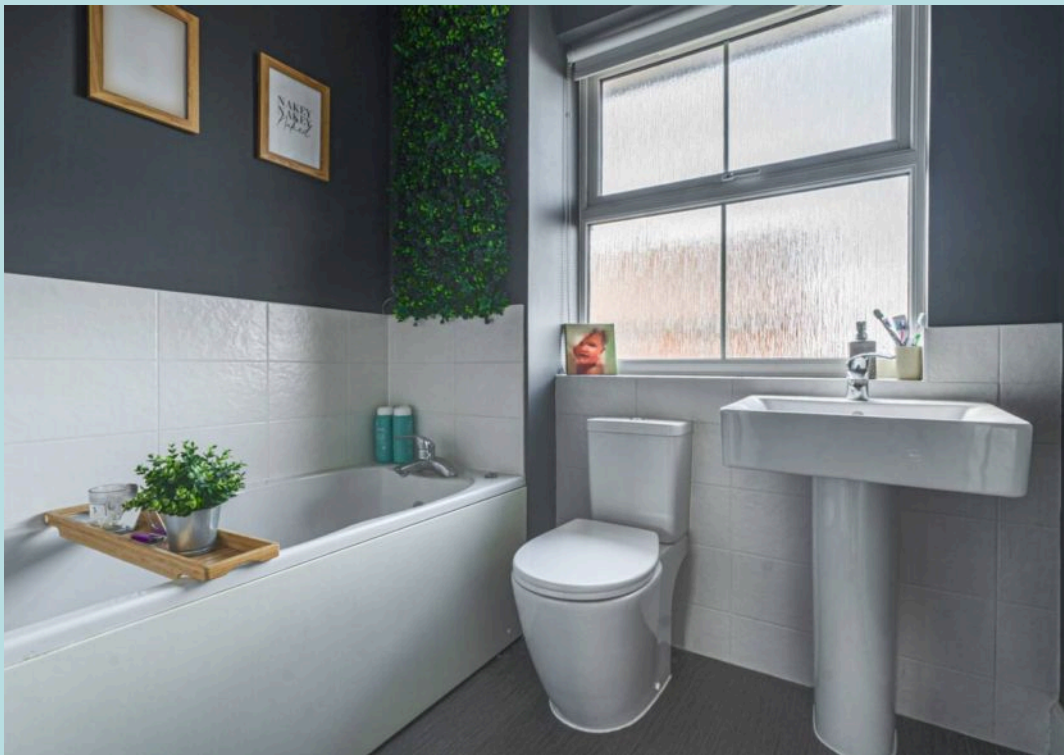
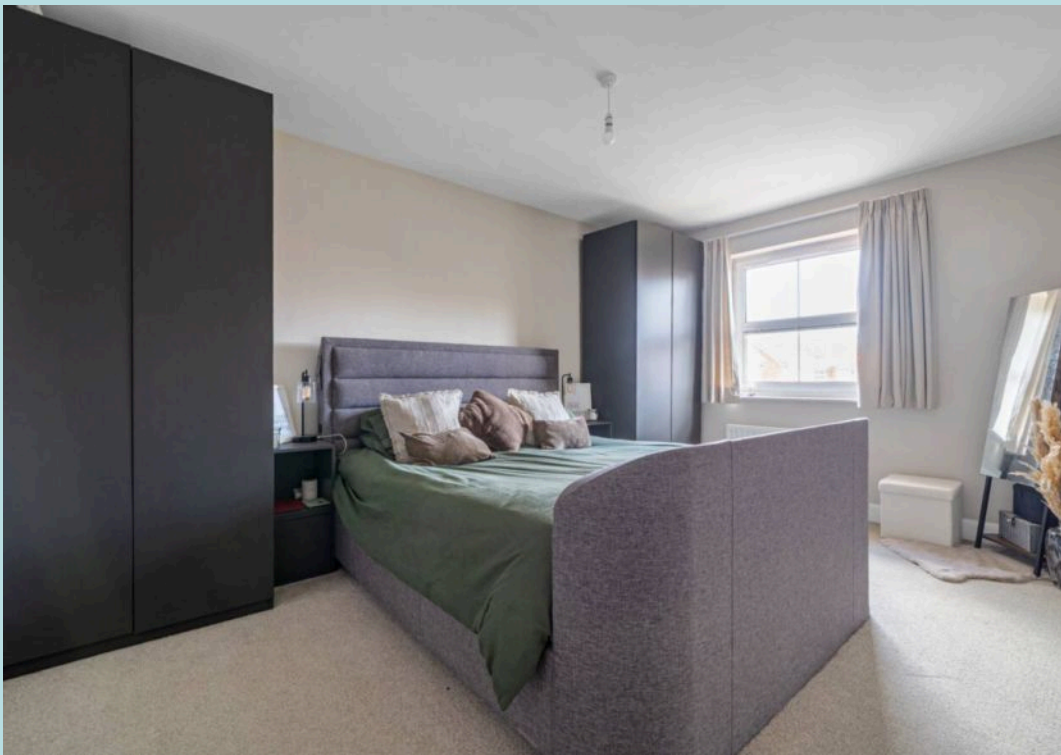




Approximate Area = 1212 sq ft / 112.5 sq m
Garage = 218 sq ft / 20.3 sq m
Total = 1430 sq ft / 132.8 sq m

For identification only - Not to scale







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Council Tax band: Chichester District Council Band D £2341.09

EPC Energy Efficiency Rating: B

Estate Fees: Paid to RMG Management – £485.06 paid annually

- Semi-Detached Family Home
- Well Presented Throughout
- Spacious Kitchen Breakfast Room
- Bright Lounge with French Doors
- Three Bedrooms
- En Suite to Principal Bedroom
- Garage and Driveway
- Landscaped Rear Garden

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.



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