



17 Manton Close

Bracklesham Bay, Chichester

A well-presented two-bedroom semi-detached house situated close to the beach at Bracklesham Bay.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Bedroom Semi-Detached House
- Good-Sized Sitting Room
- Downstairs W.C.
- Garage and Off-Road Parking
- Cul-de-Sac Location
- Near the Beach at Bracklesham Bay
- South Facing Garden

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. There is a range of 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.











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17 Manton Close is a well-presented two-bedroom semi-detached home, set in a quiet cul-de-sac just moments from the beach. The property offers modern living with the added benefit of generous outdoor space and parking.

Upon entering, you're greeted by a well-appointed kitchen situated at the front of the property, featuring ample storage. A handy downstairs WC adds convenience, while the spacious sitting/dining room to the rear provides a comfortable and inviting space to relax or entertain, with direct access to the garden.

Upstairs, the home offers two well-proportioned double bedrooms, both filled with natural light, and serviced by recently renovated family bathroom.

Outside, the south-facing rear garden is a true highlight, offering a private and sunny space with a patio area perfect for outdoor dining, a well-maintained lawn, and raised plant beds that add charm and character. To the front, there is ample off-road parking for up to five vehicles, in addition to an attached extended single garage, with work space and a pitched roof, making it perfect for storage, further parking, or potential for internal expansion if required.



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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

