



## 40 Beech Avenue

An immaculately presented two bedroom semi detached house, positioned on a corner plot neighbouring open fields.



- ▶ **Beautifully Presented Throughout**
- ▶ **Triple Aspect Reception Area**
- ▶ **Two Double Bedrooms**
- ▶ **South Facing Rear Garden**
- ▶ **Open Plan Living**
- ▶ **Modern Fitted Kitchen**
- ▶ **Family Bathroom & Additional WC**
- ▶ **Allocated Parking**

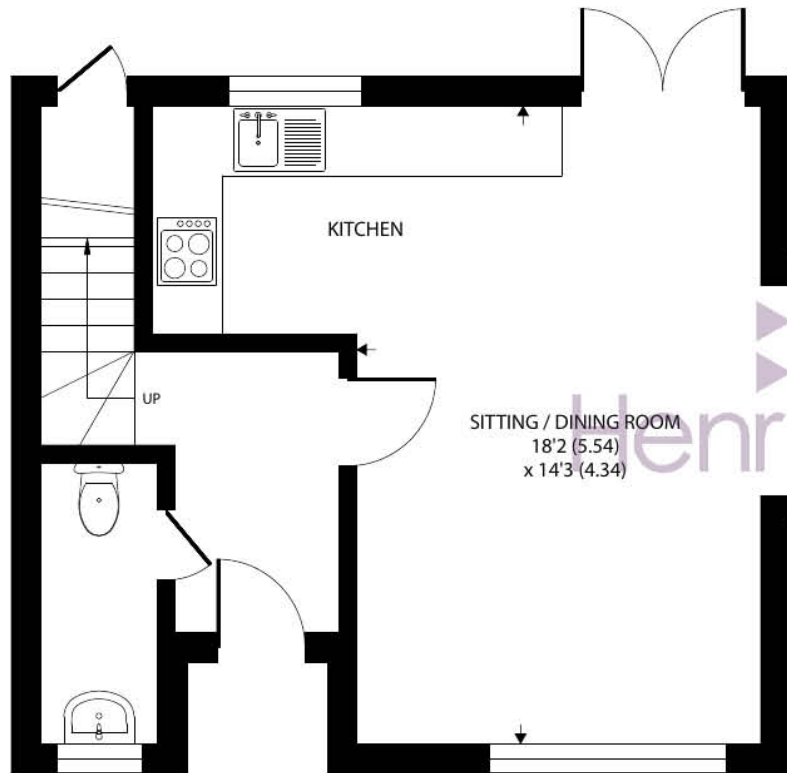
40 Beech Avenue is a beautifully presented, two-bedroom semi-detached house, located in a modern development in Bracklesham Bay. This home effortlessly combines style and comfort, making it a perfect choice for modern living.

Upon entering, you are greeted by an inviting entrance hall, which features a WC that also conveniently doubles as a utility area. The hallway leads into a spacious open-plan kitchen, dining, and sitting room area. This space, with its triple aspect, offers a bright and airy environment that is perfect for both everyday living and entertaining, as it overlooks both the side and rear gardens, ensuring an abundance of natural light throughout the day.

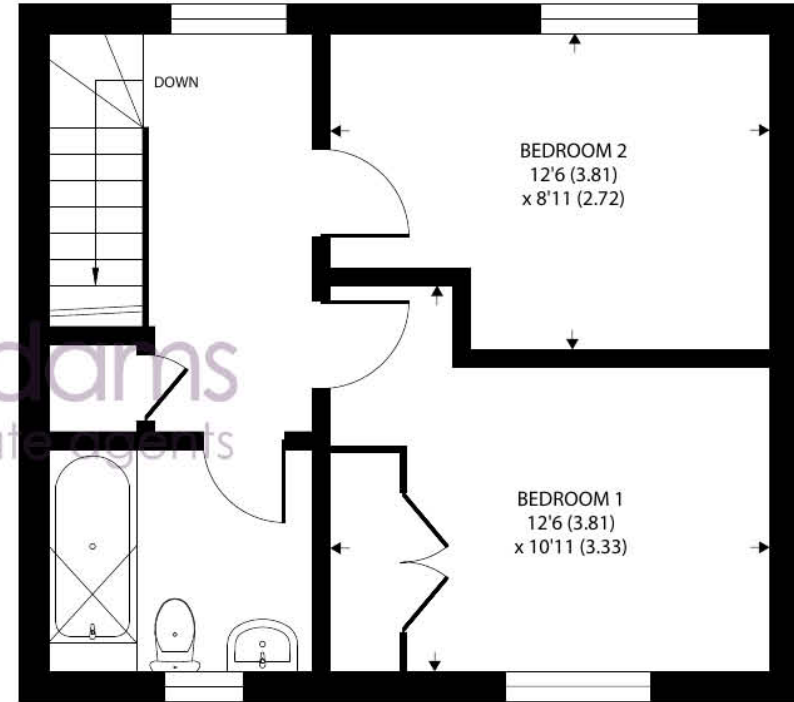
Stairs from the hallway rise to a spacious first-floor landing. Here, you will find two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes, offering convenient storage, while the second bedroom enjoys views over the rear garden and the nearby recreational ground. The first floor is completed by a modern fitted bathroom, featuring a shower over the bath, serving both bedrooms.

Outside, patio doors from the reception area open onto a south-facing garden, providing a delightful space for relaxation and outdoor activities. Additionally, the property benefits from allocated parking at the rear, ensuring convenience and ease.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



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.

## Location

Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

## FAQ

Management - RMG Living, estate fees of £485.06 per annum

Chichester District Council Tax Band C

