



£1,100 Per Calendar Month  
2 Manton Close, Bracklesham Bay, West Sussex PO20 8RN

BAILEYS





1



2



1



C



C

#### Entrance Hall:

#### Kitchen

Cream gloss units with wood work surface. Brand new double oven, integrated dishwasher and American style fridge freezer

#### Utility:

Utility room with brand new washing machine and tumble dryer. Small wash hand basin

#### Sitting Room:

Large, light room with door leading to rear garden

#### Landing:

Linen cupboard.

#### Bedroom One:

#### Bedroom Two:

Double room with built-in cupboard.

#### Family Bathroom:

Bath with shower over, wash hand basin and low level WC.

#### Outside:

#### Garden:

Enclosed garden laid mainly to lawn with garden shed and deck area.

#### Council Tax:

C.

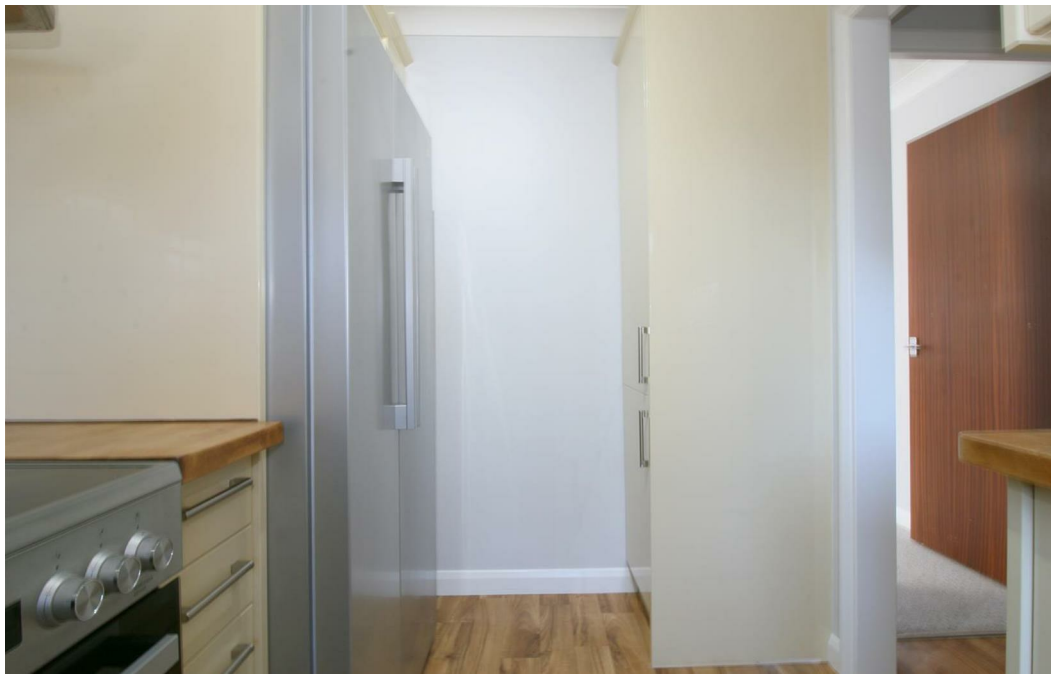
#### EPC Rating:

C.

#### Private Car Space:

#### Viewing:

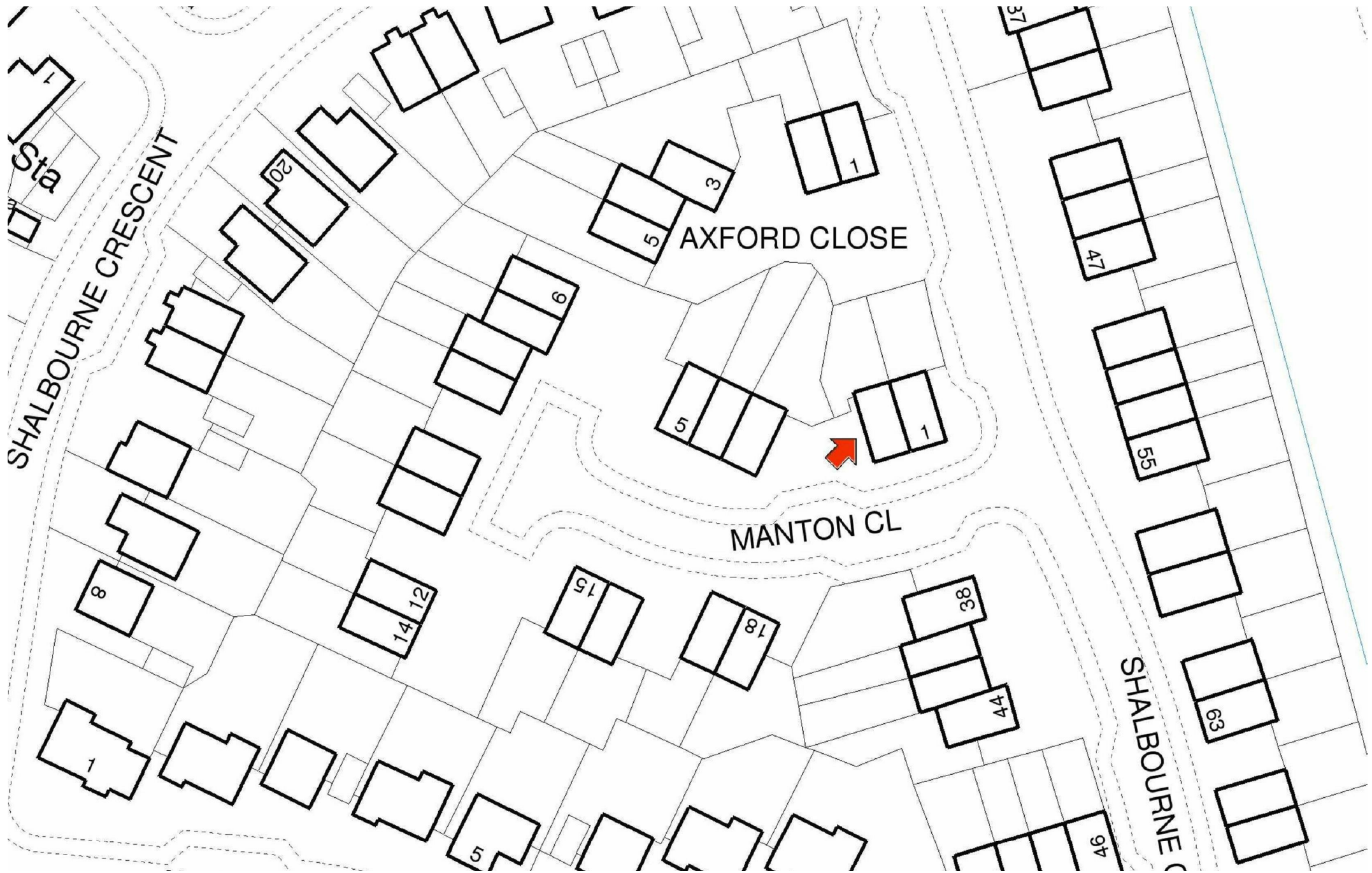
By appointment with the office - please call 01243 672217, option 2.









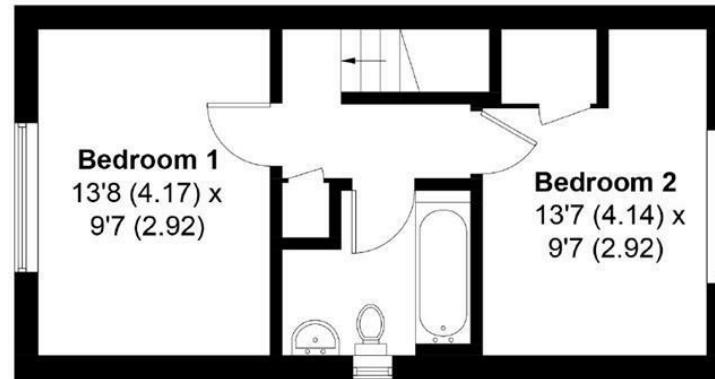




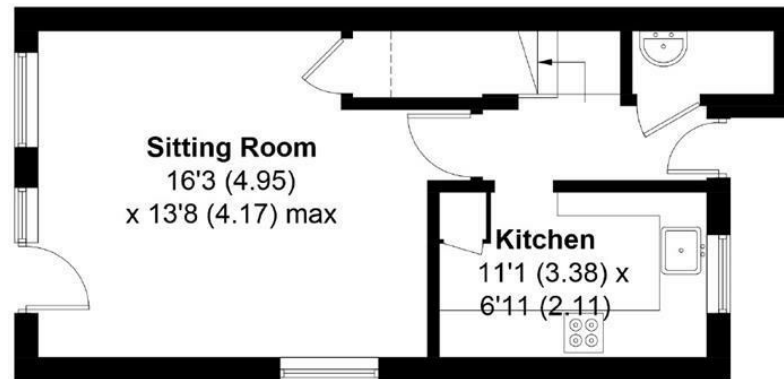


## Manton Close, Bracklesham Bay, PO20

APPROXIMATE GROSS INTERNAL AREA = 768 SQ FT / 71.4 SQ M



### FIRST FLOOR



### GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID346541)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.