



6 Woodborough Close, Bracklesham Bay, West Sussex, PO20 8UA

Guide Price **£450,000**

Offering 1,145 sq ft (including garage) of internal space, this modern detached home boasts generously sized, neutrally decorated rooms throughout. The ground floor features a bright entrance hall leading to the kitchen dining room, sitting room, and W.C, with stairs leading to the first floor. Notably, the ground floor showcases a recently renovated open plan kitchen dining room, where a dividing wall has been removed, creating a seamless space. The kitchen boasts light-toned cupboards with stone effect work surfaces and integrated appliances including an oven and microwave.

Upstairs, three spacious bedrooms await, all capable of accommodating double beds, with the principal bedroom benefiting from ensuite facilities. Bedrooms 2 and 3 offer pleasant views of nearby fields and the tranquil Bracklesham Caravan & Boat Club. The family bathroom serves the remaining bedrooms. Outside, the rear garden offers privacy with mature trees and planters, while off-road parking for 2-3 vehicles is available at the front, along with garage access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called 'Billy's' where you can enjoy a cold beverage by the sea, however further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

Tenure

Freehold

Council Tax

Band D

Entrance Hall

Cloakroom

Sitting Room 14'10" (4.52m) x 10'3" (3.12m)

Open Plan Kitchen Dining Room 20'7" (6.27m) x 16'6" (5.03m)

Bedroom 1 14'1" (4.29m) x 10'6" (3.2m)

En Suite

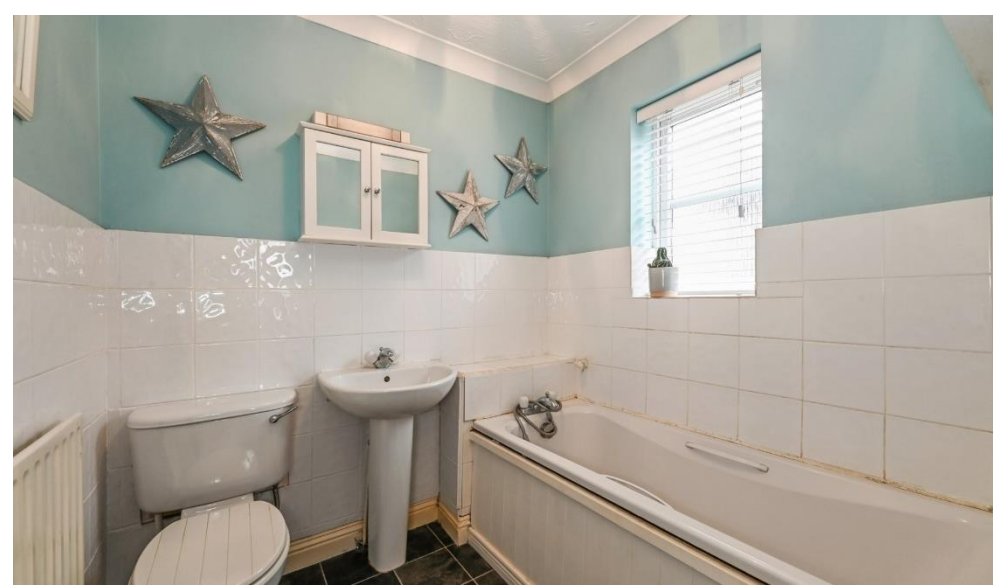
Bedroom 2 10'9" (3.28m) x 10'6" (3.2m)

Bedroom 3 9'11" (3.02m) x 9'8" (2.95m)

Family Bathroom

Garage 17'5" (5.31m) x 9'1" (2.77m)



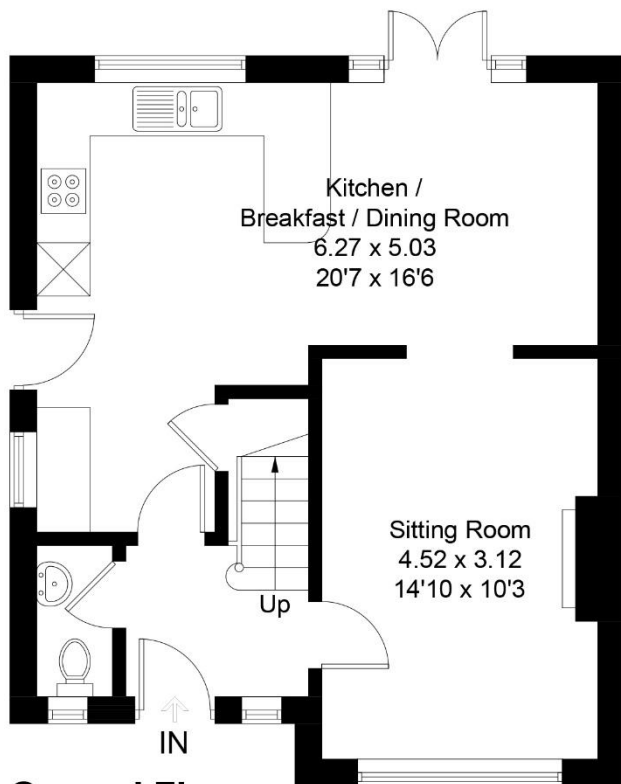
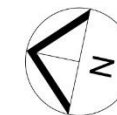


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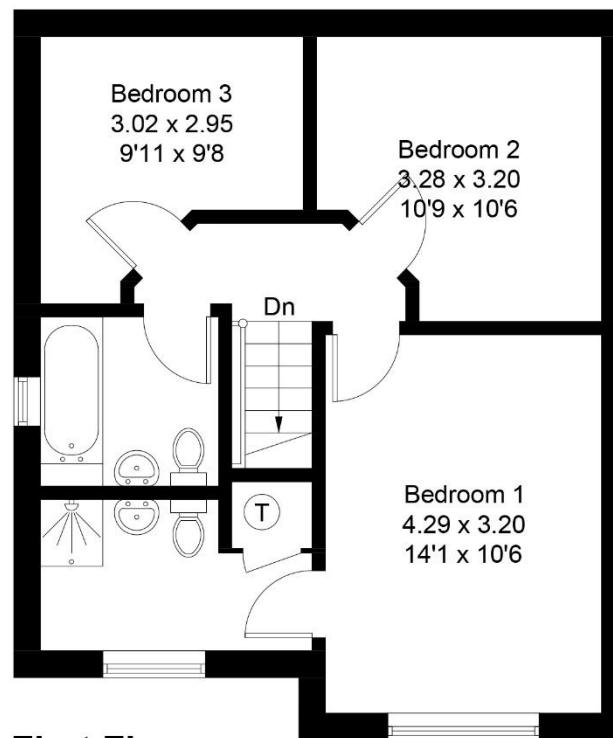
Approximate Gross Internal Area = 91.7 sq m / 987 sq ft

Garage = 14.7 sq m / 158 sq ft

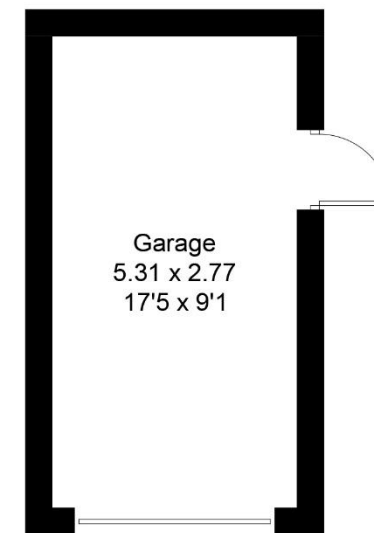
Total = 106.4 sq m / 1145 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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