



# 5 Robinson Way, Bracklesham Bay, West Sussex, PO20 8SE

Guide Price **£370,000**

This well maintained three bedroom semi-detached family home forms part of a modern 2007 Barratt Home development, offering a comfortable and practical living environment. The home is neutrally decorated throughout, creating a welcoming and adaptable space for any taste. The ground floor includes a functional kitchen with separate dining room as well as a spacious living area. The kitchen and dining room could be, if desired, transformed into one open plan kitchen dining room, providing a more integrated and sociable space.

Upstairs, you'll find three bedrooms, including two which are large enough to accommodate a double bed. The master bedroom features an en suite for added convenience, while bedroom two includes a recessed wardrobe for storage. The family bathroom serves the other two bedrooms efficiently.

To the rear, the property offers a private garage and driveway, ensuring secure parking and additional storage. The rear garden is modest and low maintenance, fully enclosed and mainly laid to lawn—perfect for those who value easy upkeep.

This property presents an excellent opportunity for those looking for a modern family home in a well regarded location.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	90
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co Op, news agents as well as a number of coffee shops/eateries including the popular 'Billy's' where you can enjoy a cold beverage by the sea. 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 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

Sitting Room 15'10" (4.83m) x 12'6" (3.81m)

Dining Room 9'7" (2.92m) x 8'5" (2.57m)

Kitchen 9'6" (2.9m) x 7'1" (2.16m)

Bedroom 1 12'10" (3.91m) x 8'9" (2.67m)

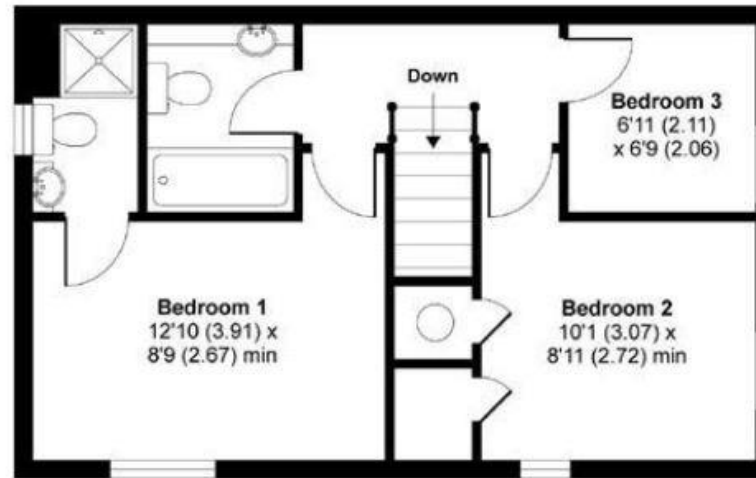
## En Suite

Bedroom 2 10'1" (3.07m) x 8'11" (2.72m)

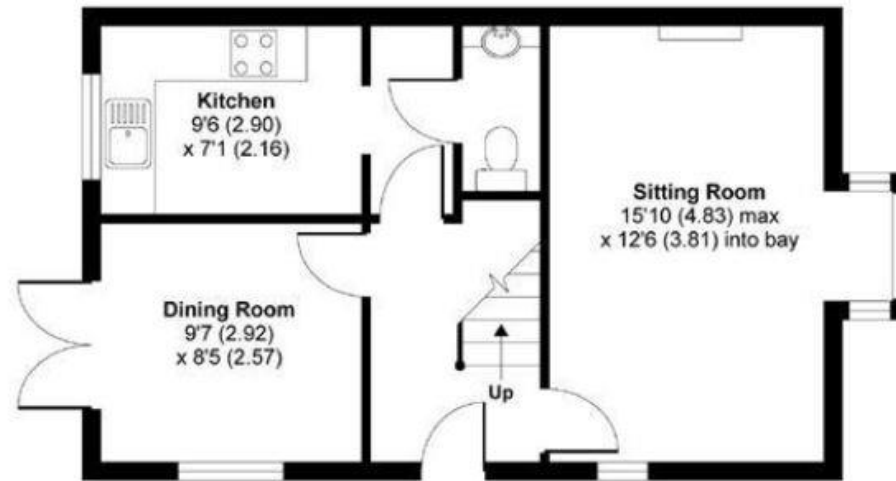
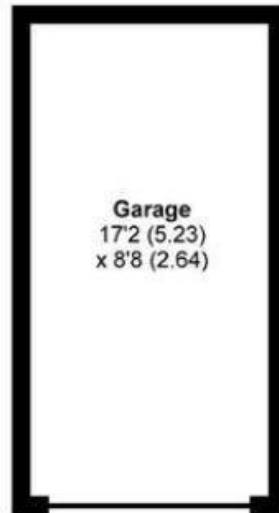
Bedroom 3 6'11" (2.11m) x 9'0" (2.74m)

Garage 17'2" (5.23m) x 8'8" (2.64m)





FIRST FLOOR



GROUND FLOOR



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