



11 Manton Close, Bracklesham Bay West Sussex, PO20 8RN

Guide Price **£325,000**

Situated in the tranquil seaside town of Bracklesham Bay, this three bedroom semi-detached house is located on a cul-de-sac and provides a peaceful escape. The layout is well suited to modern family living, though some updating could improve its potential.

Upon entering, you'll find a handy ground floor cloakroom. The kitchen breakfast room offers a practical area for meals, while the separate sitting room is a comfortable space for relaxation. The bright conservatory leads directly to the rear garden, allowing plenty of natural light.

Upstairs, there are three bedrooms and a family bathroom, offering ample space for the household. The rear garden is mainly lawned and fully enclosed, with power outlets for outdoor use.

At the front, off-road parking and a covered carport provide ample room for vehicles. This property provides an opportunity for personalisation and is close to local amenities and the beach, making it an excellent option for a peaceful coastal lifestyle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		66	
(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 C

Entrance Hall

Cloakroom

Kitchen Breakfast Room 15'4" (4.67m) x 8'6" (2.59m)

Sitting Room 15'7" (4.75m) x 12'0" (3.66m)

Conservatory 14'8" (4.47m) x 8'2" (2.49m)

Bedroom 1 13'11" (4.24m) x 8'7" (2.62m)

Bedroom 2 13'4" (4.06m) x 8'5" (2.57m)

Bedroom 3 10'1" (3.07m) x 6'9" (2.06m)

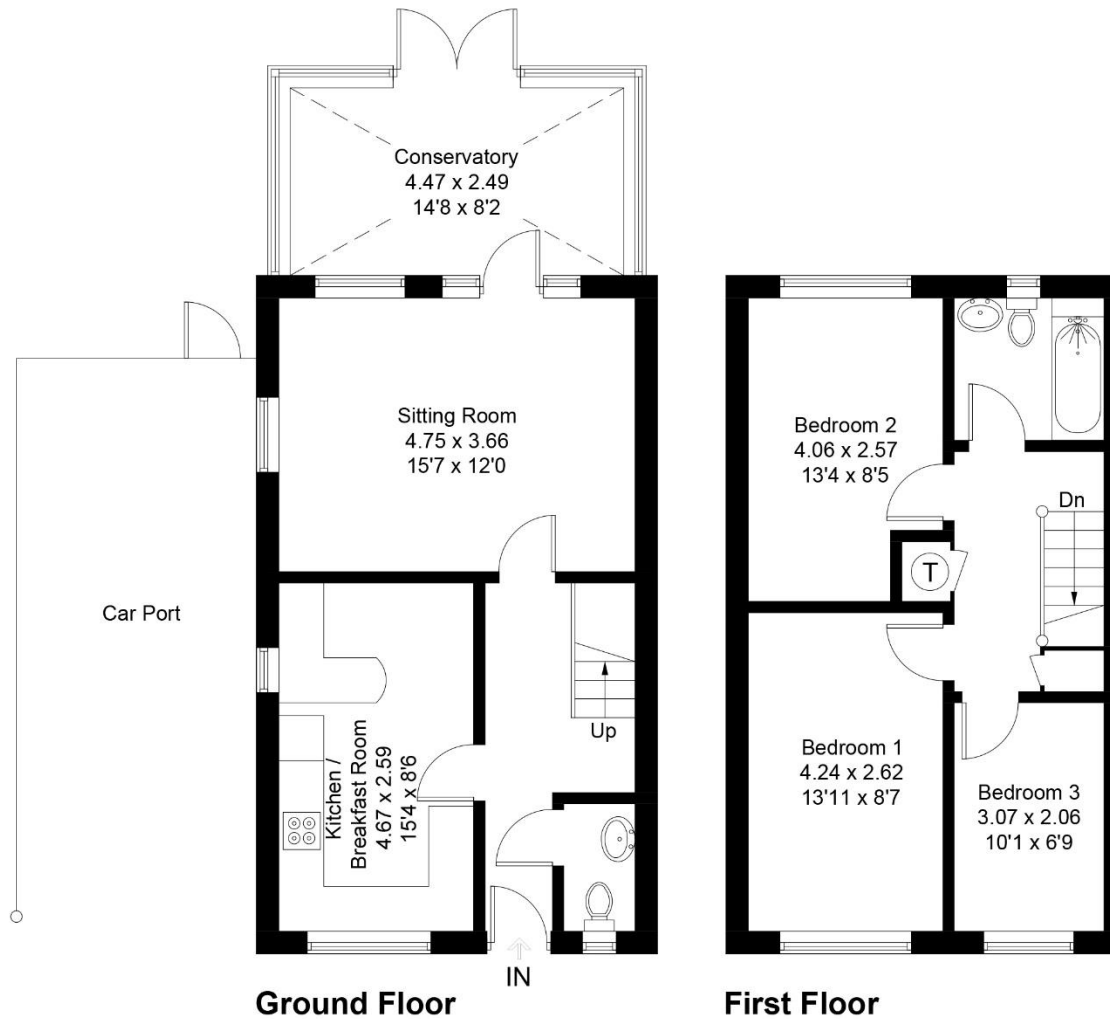
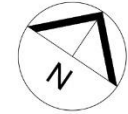
Bathroom





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Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
(Excluding Car Port)



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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