



Astons
of Sussex
Residential Sales & Lettings



8 Robinson Way, Bracklesham Bay, PO20 8SE

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Guide Price £315,000

Nestled in the desirable coastal village of Bracklesham Bay, this beautifully presented two bedroom staggered terrace home combines modern comforts with coastal charm. Ready to move into, the property is stylishly and neutrally decorated in a minimal style, offering a fresh and inviting living space.

Upon entering, the hallway provides access to a ground floor cloakroom and a newly re fitted kitchen, complete with integrated appliances, including a dishwasher, washing machine, built in oven, and hob, along with space for a tall fridge freezer. The spacious sitting room offers ample room for both lounging and dining, with doors leading out to the rear garden, filling the space with natural light.

Upstairs, you will find two generously sized double bedrooms. The principal bedroom benefits from its own en suite shower room, while the second bedroom is served by a stylish family bathroom.

The private, west facing rear garden features two decked areas connected by a decked walkway, beautifully framed by raised sleeper planters that add structure and greenery to the space. The property also benefits from a garage, providing convenient and secure parking.

Conveniently located within easy reach of the beach, local amenities, and transport links, this charming home is perfect for first time buyers, downsizers, or those looking for a coastal retreat or investment opportunity.

Tenure Freehold | Council Tax Band C | EPC C

The garage is held under a separate leasehold title which has the benefit of the remaining term of a 999-year lease. £10 per annum ground rent.



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.

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

Estate Management Fee of approximately £214.46 payable twice yearly to Belgarum Property Management.

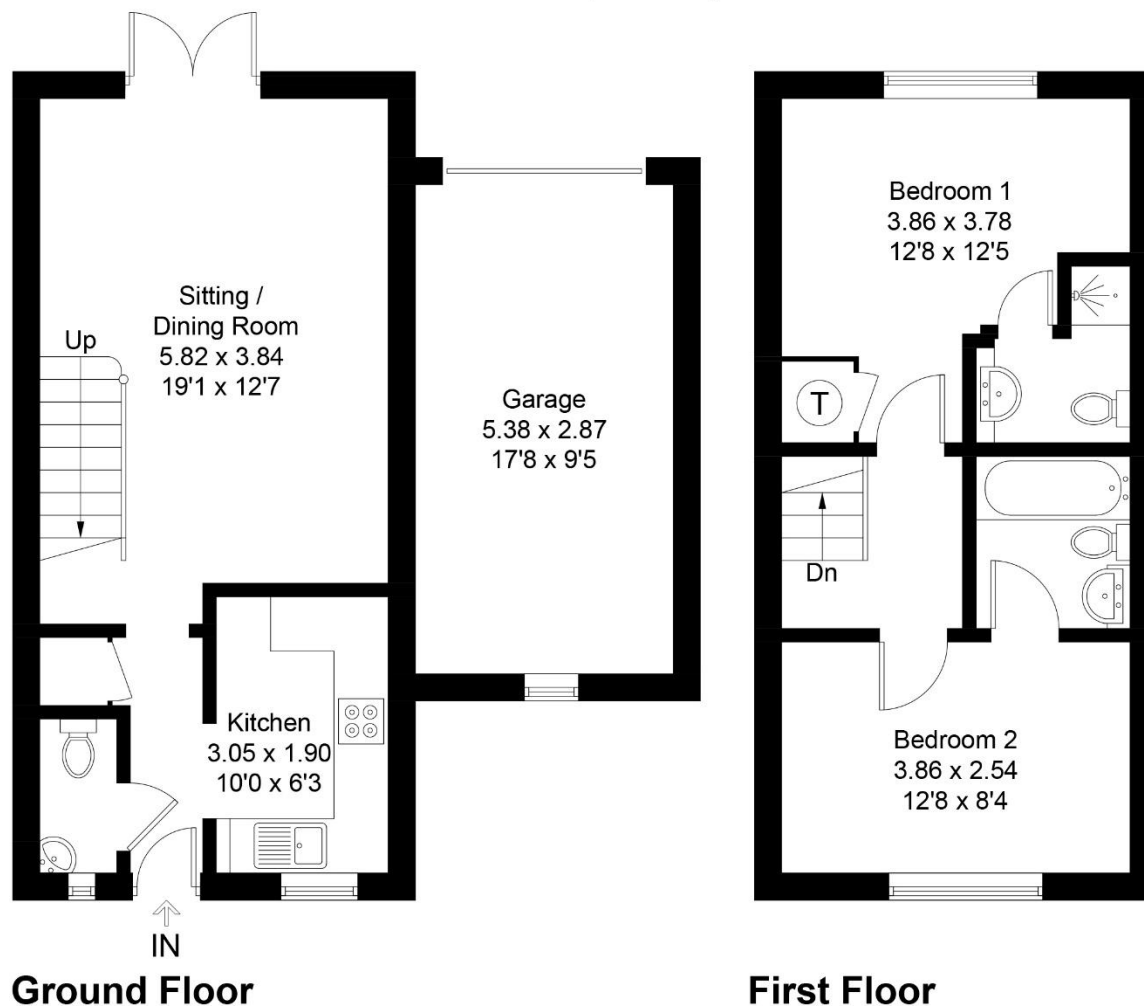


8, Robinson Way, PO208SE

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 81.6 sq m / 878 sq ft



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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