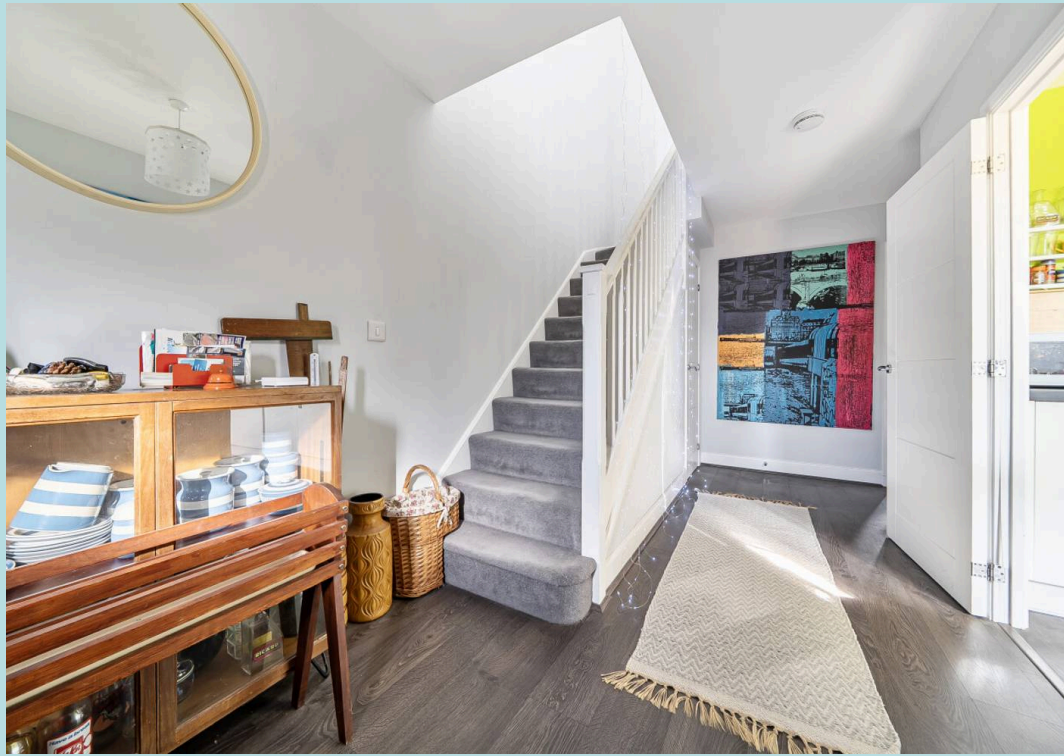
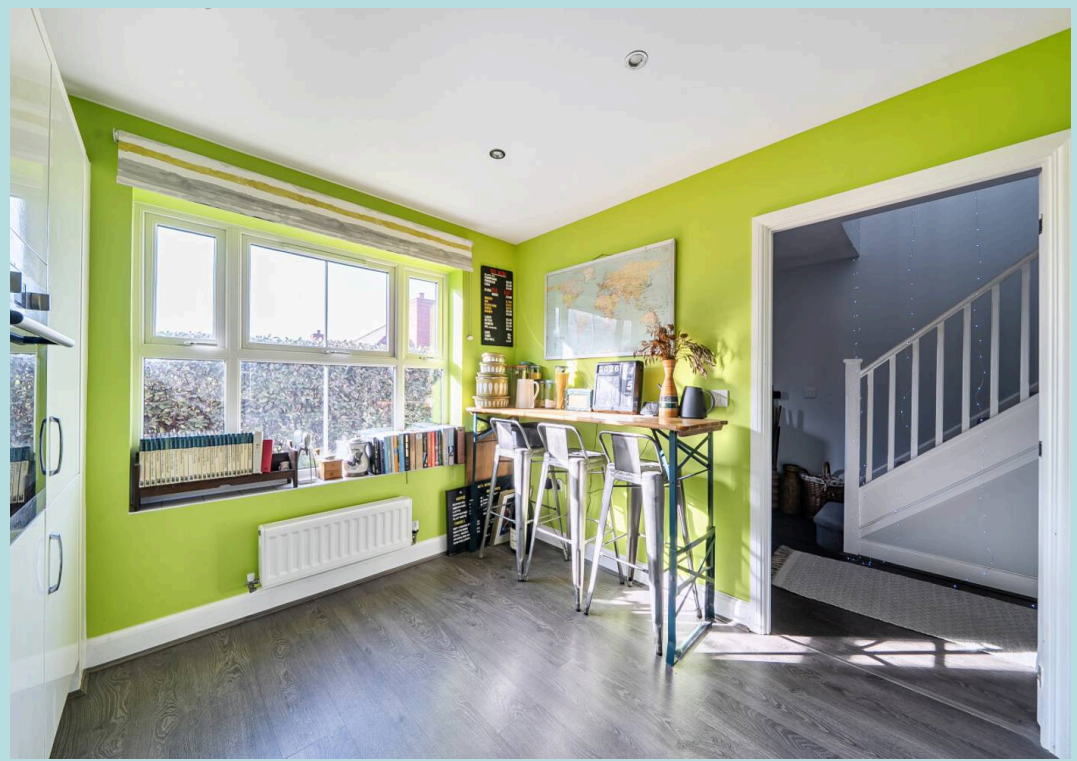
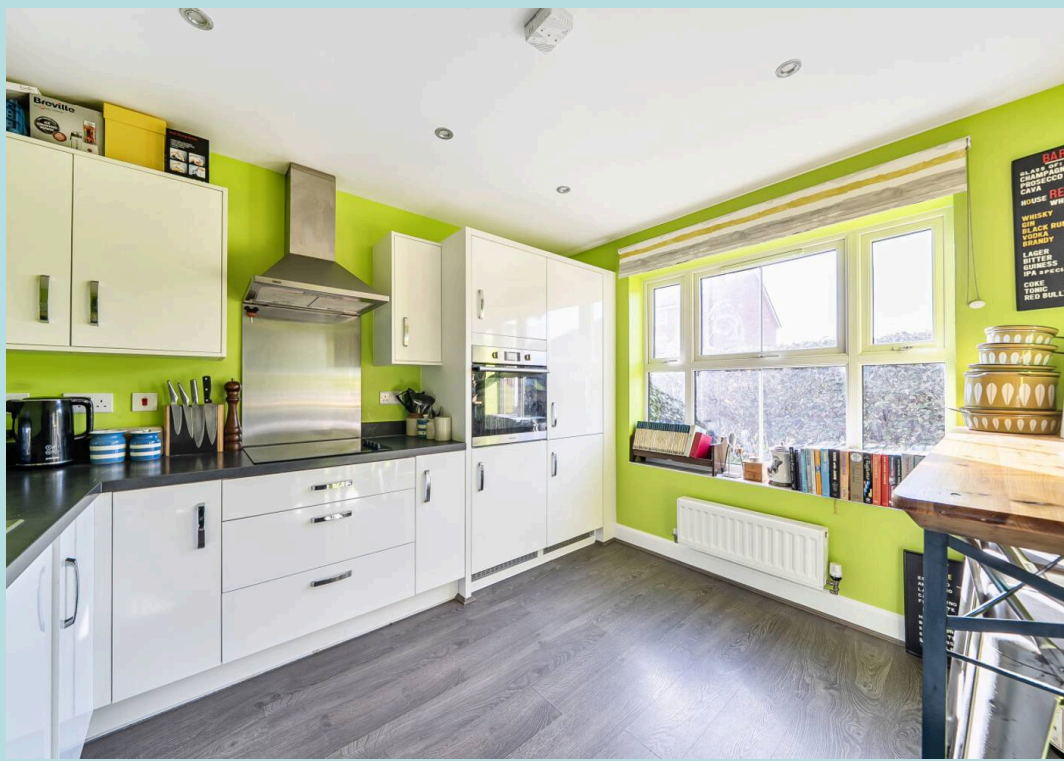






35 Beech Avenue

Bracklesham Bay, Chichester

A stylish MODERN three bedroom home situated in the popular BRACKLESHAM BAY area, with GARAGE and DRIVEWAY and just a short stroll to the BEACH.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Estate charge- £600 approx. per year- paid annually

- Garden with Studio
- En-suite & bathroom
- Large Sitting-Dining Room
- Kitchen-Breakfast Room
- 1,399 sq ft inc Garage
- Constructed in 2015 by Miller Homes
- Large Garage with power and light & rear access
- Short walk to the beach and shops
- Solar Panels

Location Summary

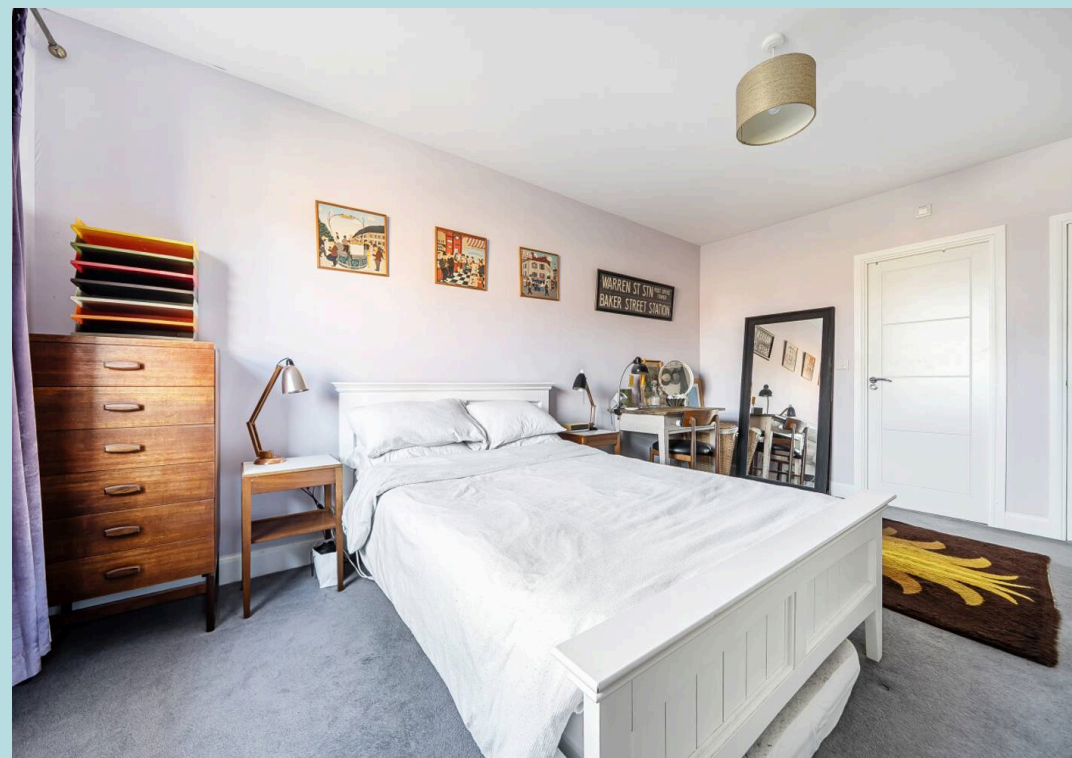
Located in the heart of Bracklesham Bay, this property is perfectly positioned to enjoy everything the area has to offer. Just a short walk away, you will find a selection of local amenities, including cafés, convenience stores, and independent eateries. Excellent bus links provide easy access to Chichester and the surrounding coastal villages.

The beautiful Bracklesham Bay beach is also just a few minutes stroll from the property, making it ideal for seaside walks, swimming, surfing, and water sports, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.











35 Beech Avenue

Bracklesham Bay, Chichester

Henry Adams is pleased to present this well-presented three-bedroom semi-detached home, situated in a quiet residential area and offering generous living space, a private garden and off-road parking.

The ground floor features a spacious sitting/dining room, providing an excellent space for both relaxing and entertaining. French doors open directly onto the garden, allowing plenty of natural light.

The kitchen has space for dining, making it ideal for everyday life. There is a large downstairs WC and a generous understairs storage cupboard.

Upstairs, 35 Beech Avenue offers three double bedrooms. The principal bedroom which over looks the garden has a built-in wardrobe and en-suite shower room. To the front of the property is the modern bathroom. Additional storage is provided by large cupboards on the landing.

Outside, the property benefits from a private garden with decking, perfect for outdoor dining and entertaining. The garden also provides rear access to the garage. The current owner has had a great cabin installed which has power and lighting, offering extended space for a home office/ hobby room/ garden room. There are outside taps at the front and rear of the property. The property benefits from solar panels on the rear of the garden, facing east.

To the front of the property, there is off-road parking on the driveway.

The exceptionally generous accommodation has high ceilings throughout and measures 1,399 sqft (including garage).



Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.