





10 Mere Close

Bracklesham Bay, Chichester

4 bedroom detached family home, situated at the end of a quiet cul-de-sac in Bracklesham Bay.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

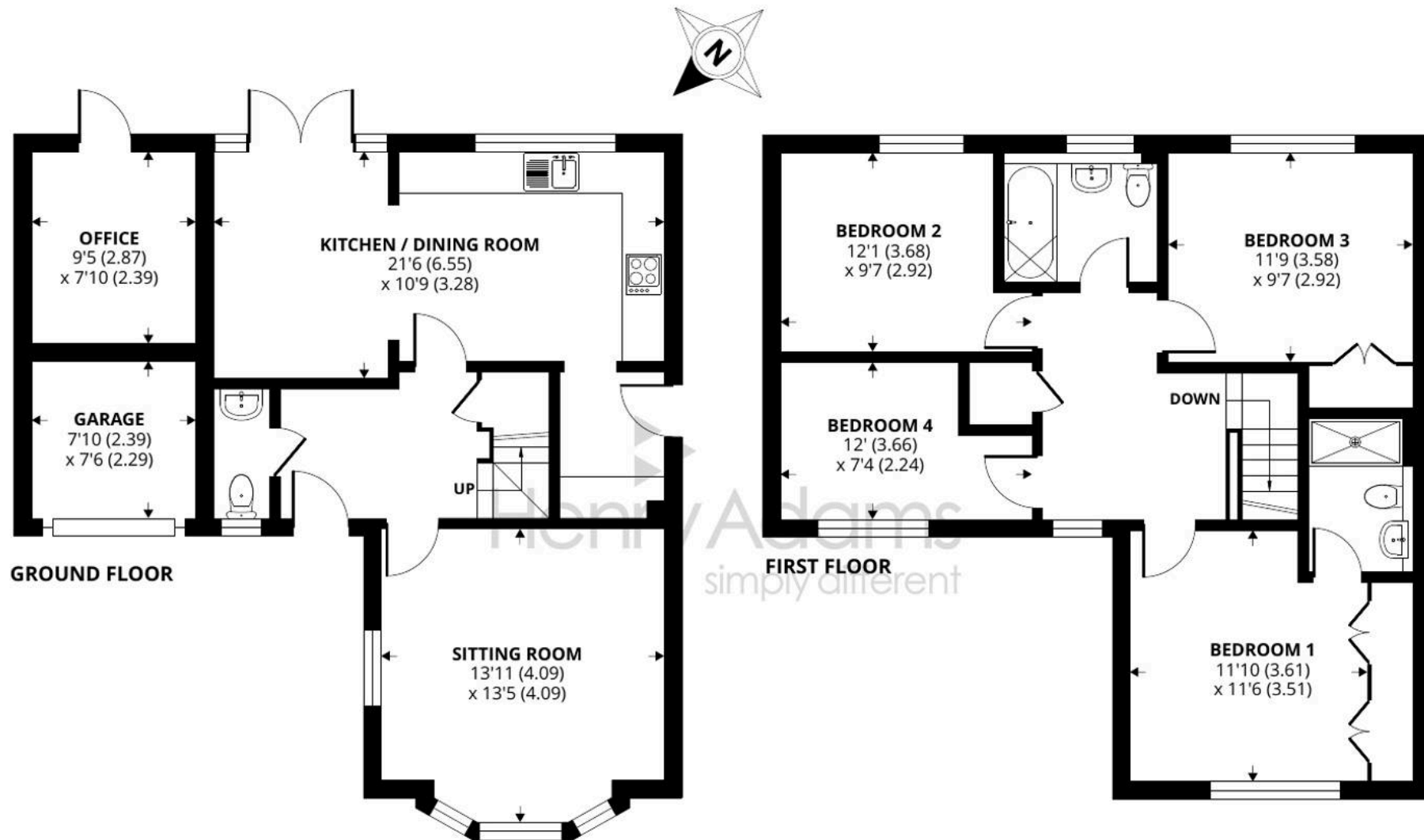
EPC Environmental Impact Rating: D

- Close Proximity to the Beach
- Cul-de-sac Location
- Recently Fitted Kitchen
- En Suite to Principal Bedroom
- Store and Private Driveway
- South East Facing Garden
- Solar Panels and 8kw Battery
- Triple Glazed Throughout

Situated at Bracklesham Bay, a coastal village some 7 miles south-west of the City of Chichester. The beach is a popular place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. Beachside café/restaurant and some local shops are close by, although further amenities can be found at the nearby village of East Wittering, including infants/junior school, GP surgery, chemists, dentist, library and a range of quality independent shops. There is a regular bus service to Chichester City centre with its range of shops, restaurants, cinemas, Festival Theatre and main line railway station. Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.







10 Mere Close, Bracklesham Bay

Approximate Area = 1260 sq ft / 117 sq m

Garage = 59 sq ft / 5.4 sq m

Office = 72 sq ft / 6.6 sq m

Total = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Henry Adams. REF: 1069660





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10 Mere Close is a 4 bedroom detached house, perfectly designed to accommodate modern family living. Situated in the desirable residential area of Bracklesham Bay, this property boasts an attractive and spacious layout, offering both comfort and functionality, the recent addition of solar panels with an 8kw battery and triple glazing make this home eco-friendly by harnessing renewable energy, reducing costs, and enhancing insulation for a comfortable living space.

Upon entering, a welcoming hallway leads you into the heart of the home - an open plan kitchen diner with a utility area, perfect for those who enjoy entertaining. A separate living room provides a cosy space for relaxation, while a converted garage has been ingeniously transformed into a store and study, providing versatility for those who require a separate work space.

Heading upstairs, discover four double bedrooms, each offering ample space. The principle suite benefiting from en-suite facilities and built in wardrobes. Additional comfort is found in the family bathroom, which caters to the needs of all family members. Completing this family home is a south-east facing garden, predominantly laid to lawn and perfect for enjoying the sunlight. The addition of a decking area, makes this space ideal for dining in the summer months.

Finally, a driveway to the front of the property allows off road parking for multiple vehicles. External access to the store, and side access to the rear garden also aid practicality.



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