



Astons
of Sussex
Residential Sales & Lettings



7 Wilton Close, Bracklesham, PO20 8QY

7 Wilton Close, Bracklesham Bay West Sussex, PO20 8QY

Guide Price £499,950

FOUR BEDROOM DETACHED HOUSE located within a quiet cul-de-sac in the heart of Bracklesham Bay.

Situated within a popular cul-de-sac location in Bracklesham Bay, this attractive four bedroom detached house offers well-balanced accommodation extending to approximately 1,297 sq ft and is ideally suited to families or those seeking generous living space close to the coast.

An entrance porch opens into a welcoming hallway, providing access to a ground floor cloakroom, the main reception room and kitchen, along with the added benefit of a useful under-stairs storage cupboard.

The spacious sitting room enjoys a pleasant bay window to the front and features a wood-burning stove, creating a warm focal point to the room. This space flows seamlessly into the dining area, making it ideal for both everyday living and entertaining. French doors from the dining area open directly onto the rear garden, enhancing the sense of light and connection to the outdoors.

The kitchen has been recently re-fitted to a high standard and features an attractive range of shaker-style wall and base units complemented by stone work surfaces. Integrated appliances include a double oven, induction hob, fridge freezer and dishwasher, resulting in a practical yet stylish cooking space.

The property offers four well-proportioned bedrooms, all capable of accommodating double beds. The main bedroom benefits from a modern en suite shower room and a range of fitted wardrobes, providing excellent built-in storage. The remaining bedrooms are served by a separate contemporary family bathroom.



Outside, the southerly facing rear garden is fully enclosed and enjoys a high degree of privacy. It is predominantly laid to lawn with a patio area positioned directly off the dining room, ideal for outdoor dining. Sleeper planters add colour and interest to the garden.

Further benefits include gas central heating to radiators, double glazing throughout, driveway parking for two to three vehicles and a detached garage.

LOCATION

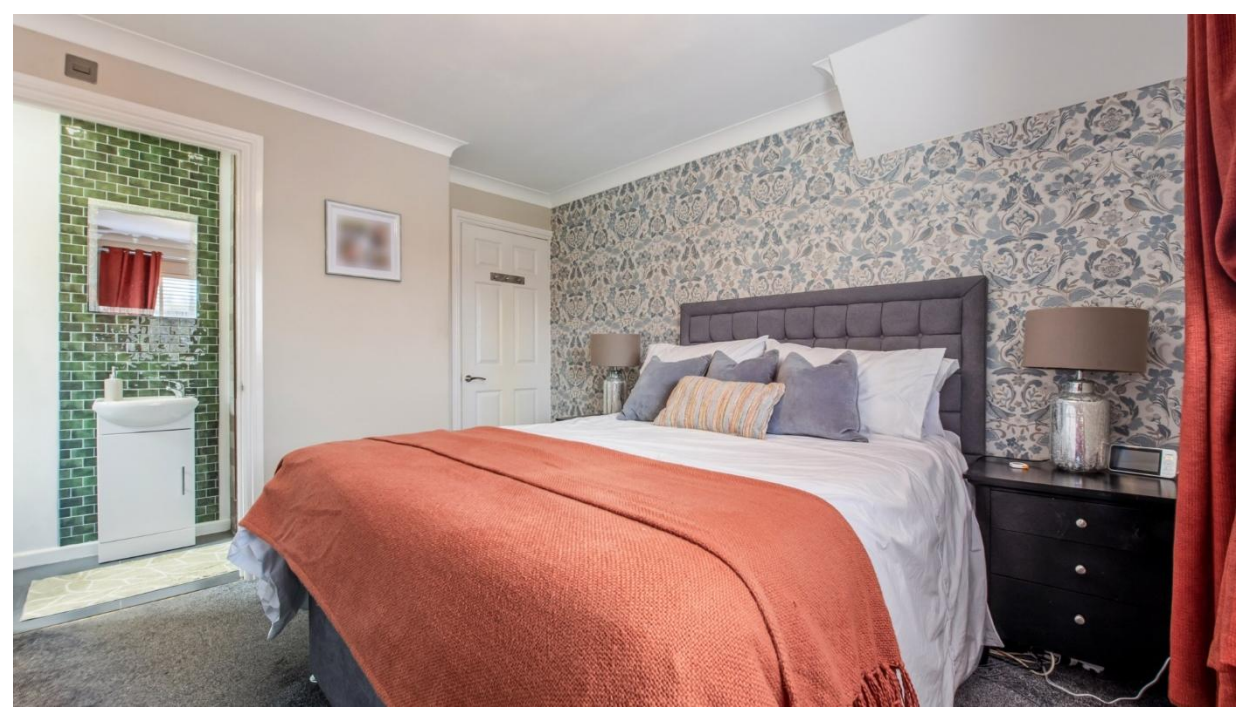
The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co op, news agents as well as a number of coffee shops/eateries including the popular `The Beach` 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 E | EPC C

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

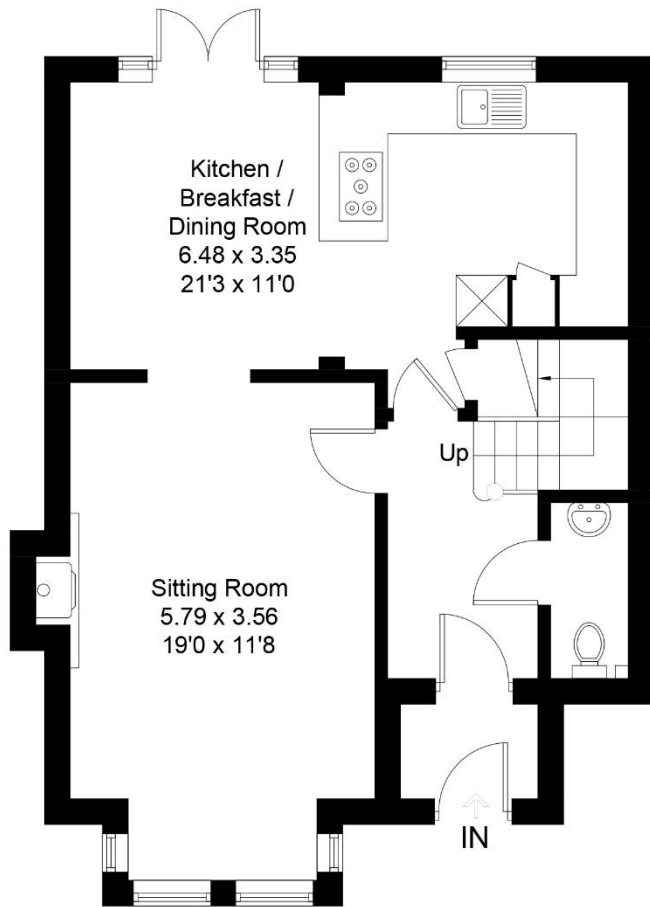




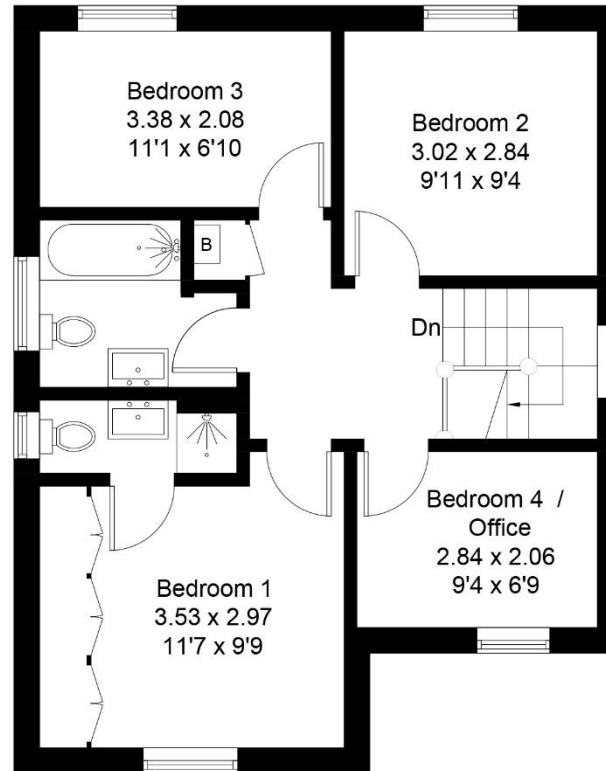
Produced for Astons of Sussex

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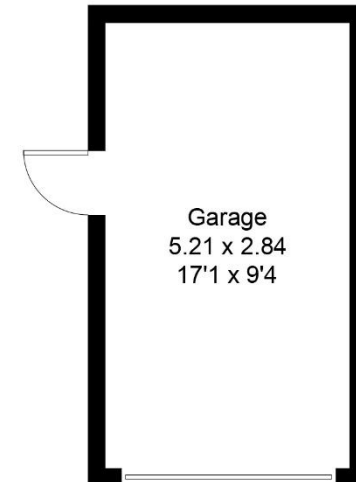
Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 120.5 sq m / 1297 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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