





21 Maple Drive

Bracklesham Bay, Chichester

A five bedroom detached house close to the beach at Bracklesham Bay.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

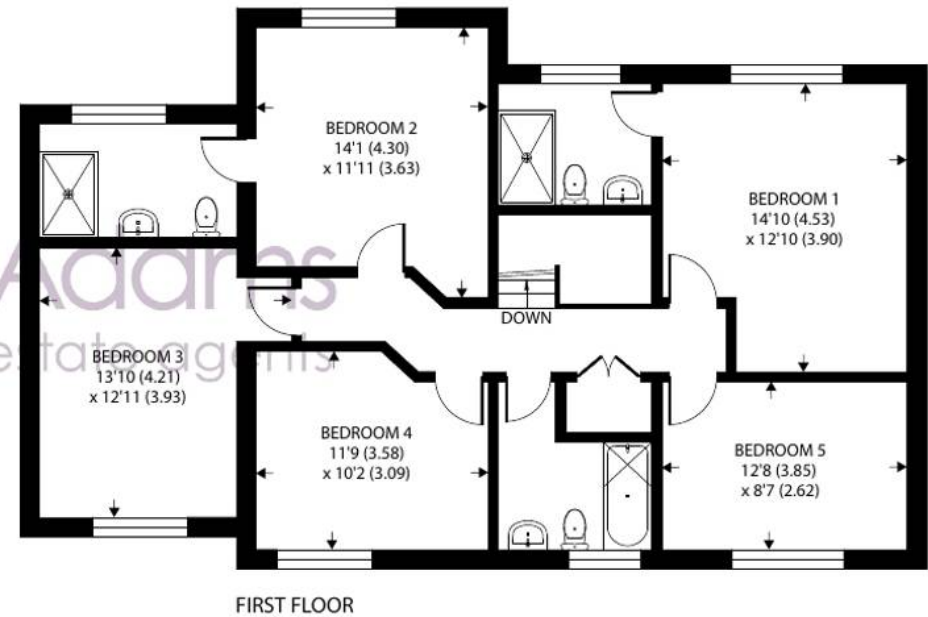
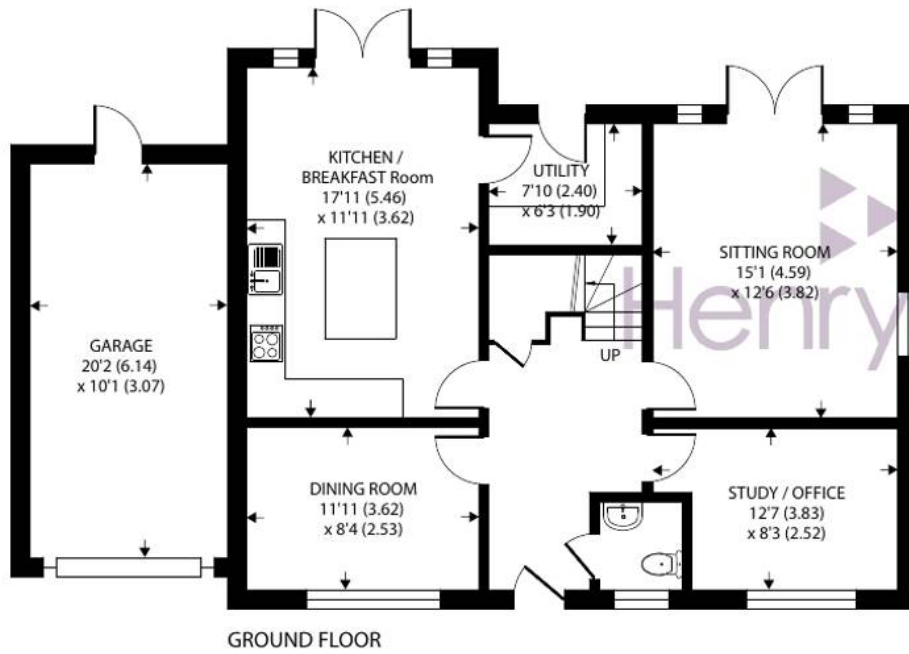
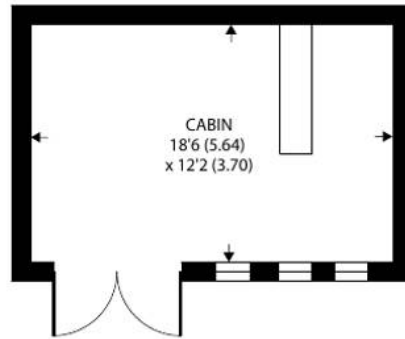
- Five Bedrooms
- Kitchen/Breakfast Room
- Utility
- Sitting Room
- Dining Room
- Snug
- Two En Suite Shower Rooms & Downstairs Cloakroom
- Garage & Garden Cabin
- Close to the beach at Bracklesham Bay

Location

Situated in the coastal village of Bracklesham, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities, and the nearby village of East Wittering has an infant's/junior school, GP surgery, chemist, dentist, library and a range of quality independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are 3 miles beyond Chichester.







Approximate Area = 1877 sq ft / 174.3 sq m

Garage = 203 sq ft / 18.8 sq m

Outbuilding = 225 sq ft / 20.9 sq m

Total = 2305 sq ft / 214 sq m

For identification only - Not to scale







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- Five Bedrooms
- Kitchen/Breakfast Room
- Utility
- Sitting Room & Dining Room
- Study/home office
- Two En Suite Shower Rooms & Downstairs Cloakroom
- Garage & Summerhouse
- Hydropool & Outdoor Lighting
- Close to the beach at Bracklesham Bay
- Walking Distance of Local Amenities



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

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.