

Henry Adams
estate agents

15 Barton Way, Bracklesham Bay

Guide Price **£365,000**









15 Barton Way

Bracklesham Bay, Chichester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Quiet cul-de-sac location in Bracklesham Bay
- 3/4 Bedrooms
- Garage with side door into Garden
- Private East Facing Garden
- 10 Minute Walk to the Beach
- 5 Minute Walk to Co-op
- Lots of Built in Storage
- No forward Chain

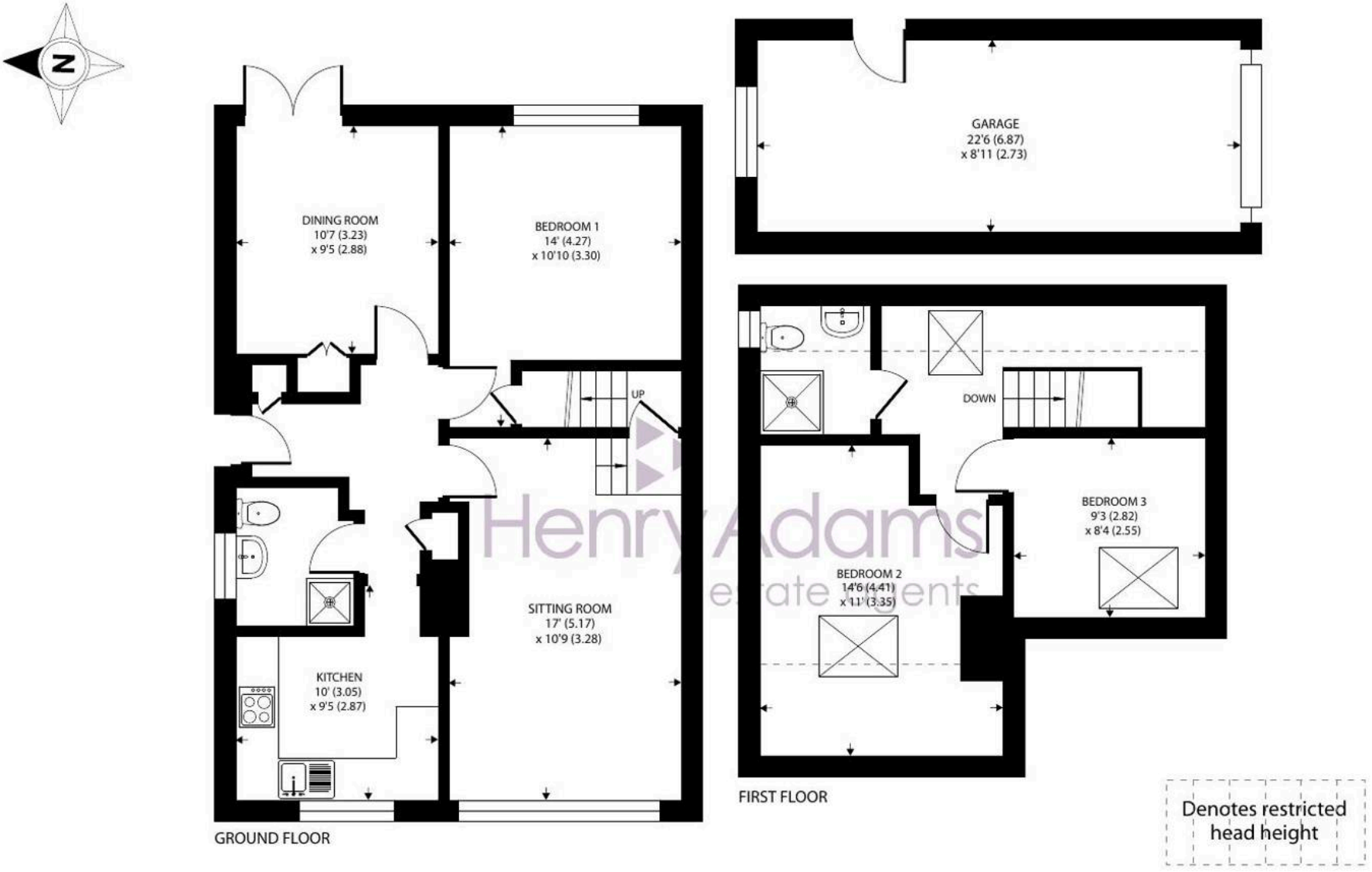
Location Summary

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'll 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 watersports, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.



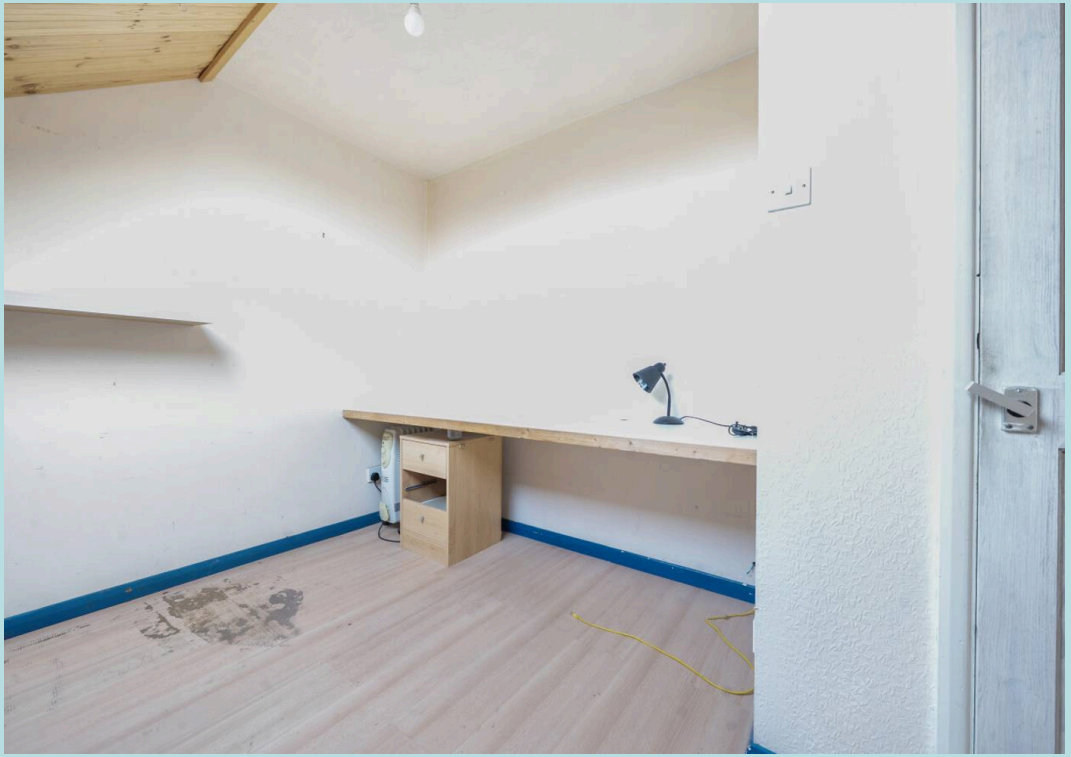




Approximate Area = 929 sq ft / 86.3 sq m
Limited Use Area(s) = 88 sq ft / 8.1 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1219 sq ft / 113.1 sq m
For identification only - Not to scale











15 Barton Way

Bracklesham Bay, Chichester

15 Barton Way is a, three/four-bedroom property with two shower rooms. The semi-detached property is situated at the end of a quiet cul-de-sac in Bracklesham Bay.

The property features an entrance hall with a shower room, a lounge with an open fire overlooking the front garden, a dining room with French doors into the garden, a double downstairs bedroom, and a light and airy kitchen that faces the front of the property.

Furthermore, the property boasts two versatile bedrooms upstairs along with a shower room.

15 Barton Way benefits from a good sized mature garden, garage with a side door into the garden, lots of storage cupboards throughout, and a private driveway with space for multiple vehicles.

Location: Bracklesham Bay, is a popular West Sussex coastal village known for its relaxed atmosphere and beautiful beach. The coastline draws families, walkers and water-sports enthusiasts, with surfing and sailing on the doorstep.
Local shops, cafés and eateries serve the village, with a wider choice of independent shops, restaurants and services in nearby East Wittering. Local schools and recreational facilities are close by, and the surrounding countryside is ideal for walking and cycling. Chichester, with its shopping, leisure and cultural offering, is easily reached by road. Its mainline station has services towards London and along the south coast.



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.