



2 Robinson Way, Bracklesham Bay, PO20 8SE

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Guide Price £299,995

Situated in the coastal village of Bracklesham Bay, this two bedroom staggered terrace house offers comfortable and well proportioned accommodation just a short walk from the sea front, local shops, and regular bus routes into Chichester and the surrounding area.

The ground floor includes a welcoming entrance hall with access to a cloakroom and a useful utility cupboard with space and plumbing for a washing machine. The kitchen is fitted with a range of wall and base units, a built-in oven and hob, and has space for both a tall fridge freezer and a dishwasher. To the rear, the sitting/dining room is a good size and provides plenty of space for both seating and dining areas, with patio doors opening directly onto the garden.

Upstairs, there are two double bedrooms, each with its own en suite, the main bedroom features an en suite shower room, while the second bedroom benefits from its own en suite bathroom.

A particularly useful feature is the garage, located immediately next door beneath a neighbouring coach house — ideal for secure parking or additional storage. Unrestricted on-street parking is also available nearby.

This is a tidy and practical home in a convenient coastal location — well suited to first-time buyers, downsizers, or those looking for a straightforward investment near the sea. A new boiler has recently been installed, adding to the overall efficiency and convenience of the home.



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 C | **EPC** C

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

Agents Note

Estate Management Fee of approximately £275.89 payable twice yearly to Belgarum Property Management.

The garage is held under a separate leasehold title which has the benefit of the remaining term of a 999 year lease. We understand there is a £10 per annum ground rent.



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Approximate Gross Internal Area = 65.4 sq m / 704 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 81.1 sq m / 873 sq ft



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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