



Astons
of Sussex
Residential Sales & Lettings



12 Tide Way

12 Tide Way, Bracklesham Bay Chichester, PO20 8FF

Guide Price £325,000

A very WELL PRESENTED and COMPETITIVELY PRICED, three bedroom end terrace house situated in Bracklesham Bay, not far from the beach. Sunny SOUTH FACING rear garden, two PARKING SPACES & offered for sale CHAIN FREE.

Situated in the popular coastal village of Bracklesham Bay, this well-presented three-bedroom semi-detached home offers comfortable, practical living with off-road parking for two vehicles and a low-maintenance rear garden, making it an excellent choice for families, first-time buyers or those seeking a property close to the beach.

The accommodation begins with a welcoming entrance hall, providing access to the ground floor cloakroom and stairs rising to the first floor. A door leads through to the spacious front-facing sitting room, an inviting space filled with natural light and ideal for relaxing or entertaining. From here, a further door opens into the kitchen/dining room, creating a practical layout that works well for modern day-to-day living.

The kitchen is fitted with a matching range of wall and base level units with work surfaces over, an inset sink and drainer, an integrated oven and hob, together with plumbing and space for a washing machine and space for a tall fridge freezer. A breakfast bar provides an ideal spot for informal dining or morning coffee, while there is ample room for a dining table, making this an excellent social space for family meals and entertaining guests.



On the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from recessed wardrobes, providing useful built-in storage, while bedroom two features a single built-in cupboard, ideal for additional storage. The bedrooms are served by a modern shower room.

Outside, the front of the property provides off-road parking for two vehicles. To the rear, the fully enclosed garden has been thoughtfully designed for ease of maintenance, being predominantly laid to artificial lawn with an attractive decked seating area, creating an ideal space for outdoor dining, relaxing or enjoying time with family and friends throughout the warmer months.

Conveniently located within easy reach of Bracklesham Bay's beautiful beach, local shops and everyday amenities, this appealing home combines practical accommodation with a desirable coastal setting, offering an excellent opportunity to enjoy seaside living while remaining well connected to the surrounding area.

Tenure Freehold | **Council Tax** Band C | **EPC** C

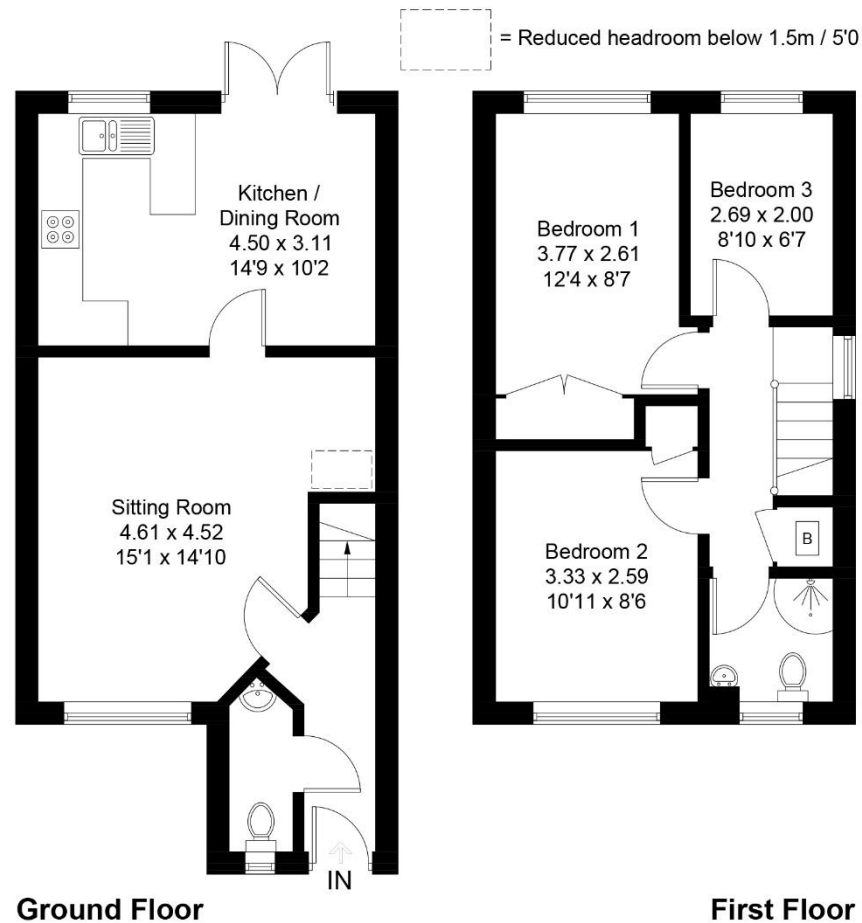
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

What3words /// library.bulletins.mistaking



Produced for Astons of Sussex
12, Tide Way, PO20 8FF

Approximate Gross Internal Area = 74.9 sq m / 806 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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991