



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**14 Maple Drive, Bracklesham Bay, PO20 8FQ**

# 14 Maple Drive, Bracklesham Bay West Sussex, PO20 8FQ

Guide Price £650,000

Built by Miller Homes in 2020, this incredibly spacious and well designed family home is located in a quiet corner of the popular Beeches development in Bracklesham Bay, West Sussex. Offering 2,022 sq ft of accommodation (including the double garage), this property provides flexible living spaces perfect for modern family life.

The ground floor is introduced by a spacious, bright and welcoming entrance hall which leads to an open plan kitchen/dining room which features white units, a sleek wood effect work surface, a central island/breakfast bar, and integrated appliances, with plenty of space for a family dining table. French doors off the kitchen open to the rear garden, providing a seamless connection between indoor and outdoor living. A separate utility room off the kitchen offers convenient access to the garden.

The sitting room is filled with natural light thanks to its southerly aspect, creating a warm and welcoming atmosphere. It features a stylish media wall, making it a perfect space for relaxation and family time. A separate study opens directly onto the rear garden, offering an excellent area for working from home or serving as an additional living or recreational space. Completing the ground floor is a convenient WC. Upstairs, you'll find four generously sized double bedrooms. The principal and second bedrooms each boast en suite shower rooms, while the third bedroom includes a built-in cupboard for extra storage.

The rear garden is fully enclosed, walled to all sides and predominantly laid to lawn and features a spacious patio area ideal for sun loungers and a dining set - perfect for outdoor gatherings.



It also provides rear pedestrian access to the detached double garage, which is a rare advantage. At the front, there is parking for multiple vehicles in front of the garage, as well as a designated visitor's space. A stand out feature of this property is its peaceful location at the rear of the development, ensuring no passing traffic.

An additional feature is the zonal heating system, which allows you to heat either upstairs or downstairs independently, offering greater control over energy use and saving on heating costs.

With several years remaining on its NHBC warranty, this family home is a rare find and represents a fantastic opportunity for those seeking a family home in a desirable coastal location.

### 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 `Billy`s` 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 F | EPC B**

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

### Services

Mains gas, water, electricity & drainage. Fibre to the property.

### Agents Note

Estate Management charge of approximately £300 per annum, payable to RMG.



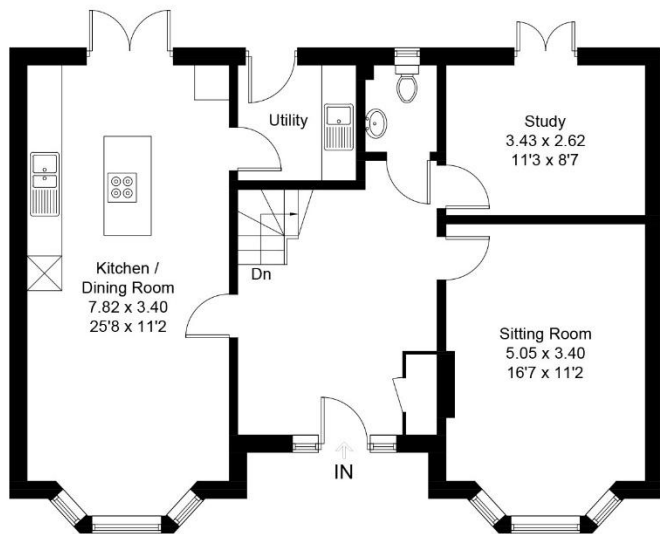


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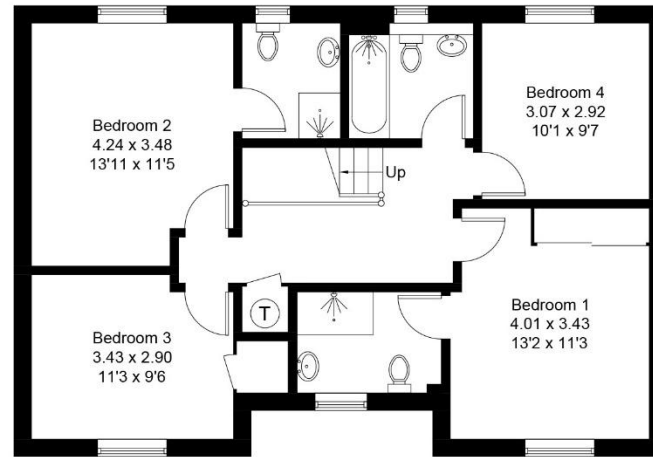
Approximate Gross Internal Area = 151.0 sq m / 1625 sq ft

Double Garage = 36.9 sq m / 397 sq ft

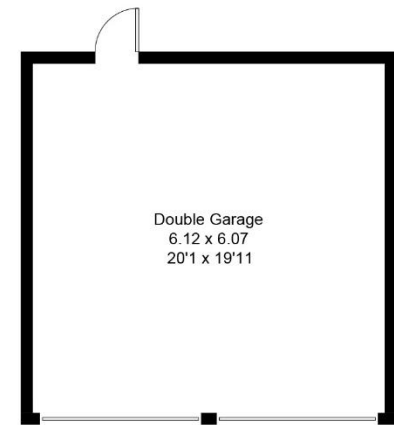
Total = 187.9 sq m / 2022 sq ft



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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