



Price Guide £335,000

27 Maple Drive, Bracklesham Bay, Chichester, PO20 8FQ

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A smartly designed, two-bedroom, two-bathroom house located in an attractive recently built estate in Bracklesham Bay. The property is being sold with the remaining 3 years of NHBC warranty.

This particular property has a welcoming feel with a light interior, soft colour palates, homely furnishings and laminate flooring. The property also benefits from a extensively remodelled garden with artificial lawn, a raised decking area, a Beach hut inspired garden shed and a gravelled BBQ area. To the front of the property there are two reserved parking spaces.

This house would be a fantastic starter home for first time buyers.

Entrance Hall: Cloakroom

Kitchen: Tiled walls with wood affect worktops and light grey kitchen units. 4-ring hob with over-the-top extractor, washing machine, integrated dishwasher, single electric oven, space for large fridge/freezer, stainless steel double sink and draining board.

Living/Dining Room: laminate flooring, understairs storage cupboard, UPVC French doors to rear garden.

First Floor Landing:

Family Bathroom: Inset bath with shower over and glass

shower screen, wash basin, WC radiator.

Bedroom 2: Triple window, roller blind, Radiator.

Bedroom 1: Wall panelling, built in sliding double wardrobe, storage cupboard, radiator.

Ensuite Shower Room: Shower cubicle, wash basin, WC, radiator.

Outside: East facing rear garden comprising, artificial grass, a raised decking with seating and beach hut inspired garden shed and a gravelled BBQ area. Paved driveway with reserved parking for two cars.















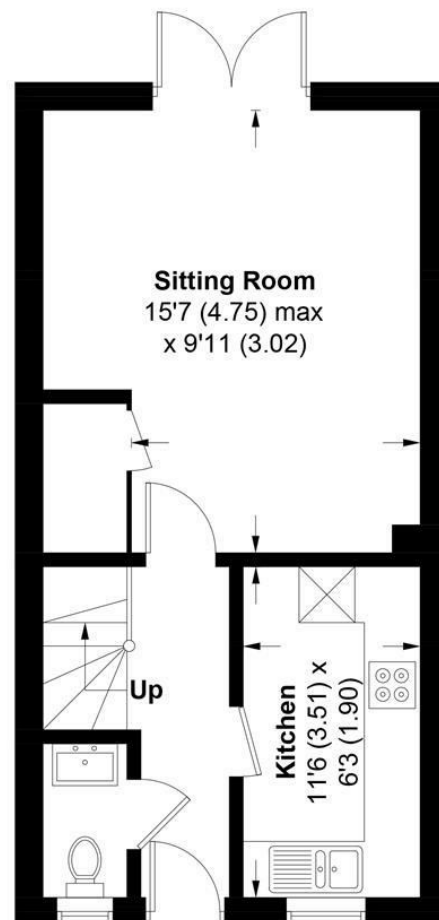




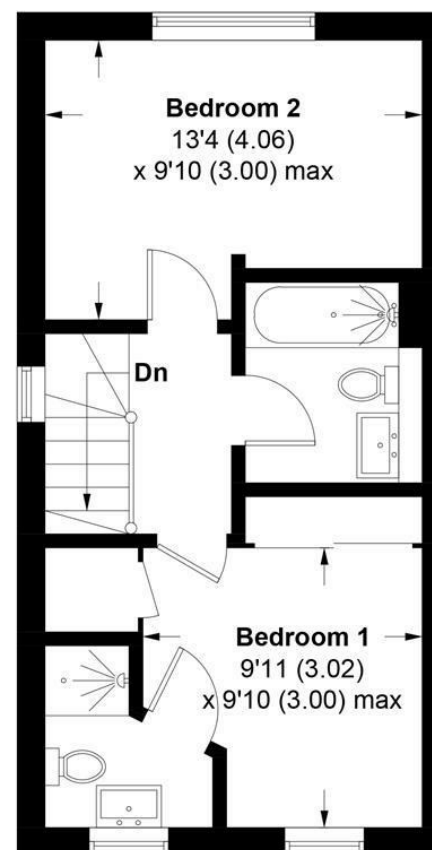


## 27, Maple Drive, PO20 8FQ

APPROXIMATE GROSS INTERNAL AREA = 740 SQ FT / 68.8 SQ M



**GROUND FLOOR**



**FIRST FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1270779)

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