



Price Guide £525,000

14 Wilton Close, Bracklesham Bay, Chichester, PO20 8QY





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A detached 4-bedroom family home of 1688sqft, providing a spacious and social layout comprising 4 bedrooms, a generous living room, a large west-facing conservatory and greatly benefitting from an open-plan kitchen-diner.

Wilton Close is a quiet, popular residential close with a good community and is well situated within 400metres of Bracklesham Beach, less than 1 mile to the local shops and bus routes to the Cathedral City of Chichester. East Wittering village is just over a mile away and provides a fantastic array of independent local shops, eateries and cafes with more well known supermarkets, and pharmacies available along with a Health Centre and Dental Practice.

This home would make a fantastic upsize for a growing family.

Viewing: By appointment with the office 01243 672217

Entrance Hall: Cloak Room with WC, chrome heated towel rail, Wash basin, mirrored vanity unit. Radiator.

Living Room: Bay window with venetian blinds, spotlights, radiator, open door frame leading to Kitchen-Diner.

Kitchen/Breakfast Room: Slate tiles, a vast array of gloss white kitchen units and stone effect composite work surfaces, 5-ring gas hob, electric wall mounted oven and grill, and integrated dishwasher and fridge/freezer. Island

breakfast bar. Doors into Conservatory.

Conservatory: West facing with ceramic tiled flooring, door into tandem garage.

First Floor Landing: Airing cupboard with hot water tank, Loft hatch.

Master Bedroom: Vertical blinds, radiator.

Ensuite Shower Room: Shower cubicle with electric shower, Chrome heated towel rail, wash basin, WC.

Family Bathroom: wall tiled and slate tile flooring. Inset ceramic bath with electric shower over and glass shower screen, chrome heated towel rail, wash basin, WC.

Bedroom 2: West facing window with Roller blind, radiator.

Bedroom 3: West facing window with Roller blind, radiator.

Bedroom 4: lined with wardrobes/book shelves.

Outside: A fully paved, enclosed West-facing rear garden. Side store. Double length Tandem garage with lighting and power with entrance via electric roller door, door into rear garden and conservatory. Paved driveway with ample parking for multiple vehicles.



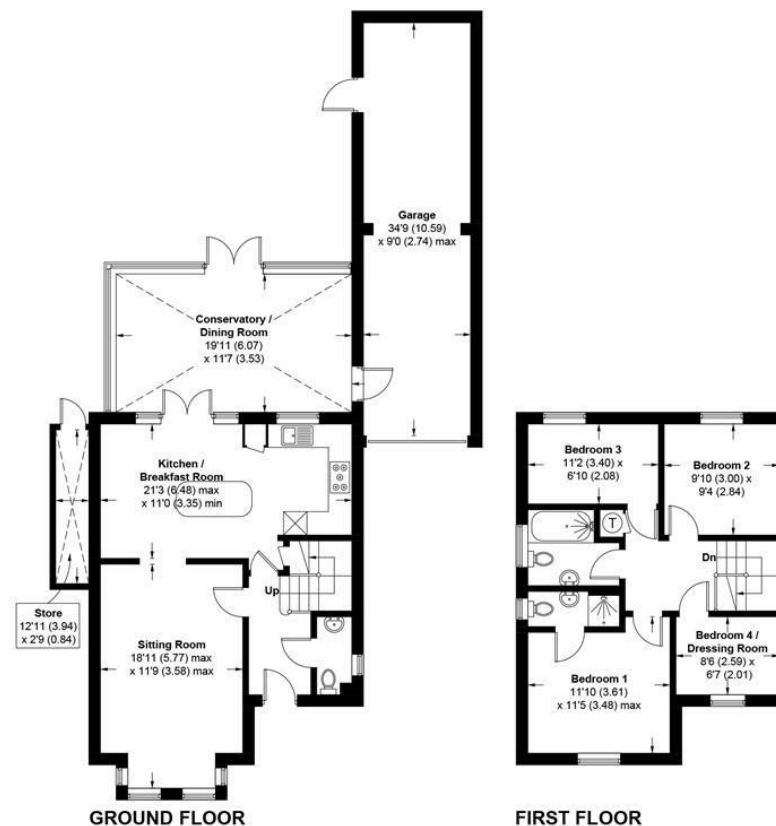








14, Wilton Close, PO20 8QY
 APPROXIMATE GROSS INTERNAL AREA = 1688 SQ FT / 156.8 SQ M
 STORE = 35 SQ FT / 3.3 SQ M
 TOTAL = 1723 SQ FT / 160.1 SQ M
 (INCLUDING GARAGE)



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. (ID1215202)

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