



£425,000

22 Hornbeam Walk, Bracklesham Bay, Nr Chichester, West Sussex PO20 8FN

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Built just five years ago on this popular development within only 1/2 mile of the beach and 1 mile from East Wittering with its excellent variety of shops, supermarkets and doctors surgery. The property comprises a detached house with three bedroom, one with an En-Suite and is offered in excellent order and with excellent insulation resulting in a 'B' grade EPC. There is full gas fired central heating and Upvc framed double glazing and has an enclosed rear lawned rear garden with brick wall and close board fencing.

Virtual video link: <https://my.matterport.com/show/?m=hyPLRmKq2mt>

Entrance Hall: (W) Stairs to first floor with stair lift.

Cloakroom: wash hand basin and w.c.

Living Room: (S and W) Full width with feature bow window.

Kitchen/Dining Room: (N) Range of wall and base cupboards with Zanussi gas hob with stainless steel splash back and cooker hood over, electric double oven and integrated dish washer. Inset 1 1/2 bowl inset sink unit.

Utility Room: (E)

First Floor.

Landing: (E) Access to loft area.

Principal Bedroom: (S and W)

En-Suite Shower: main powered shower with sliding glass shower screen. Wall hung wash hand basin and w.c. Chrome ladder style towel rail.

Bedroom Two: (W)

Bedroom Three: (S)

Family Bathroom: (N) Panelled bath with main powered shower over with glass shower screen. Wall hung wash hand basin and w.c. Chrome ladder style towel rail.

Outside:

The pretty front garden is well stocked with a Herbaceous border.

The rear garden is laid to lawn and is enclosed on all boundaries with a brick wall and high close boarded fencing. There is a useful timber garden shed.

The drive has parking for two cars and leading to the garage.

Garage: with electric 'Roll over' door, light and power points.

Viewing: By appointment with the office, 01243 672217.



















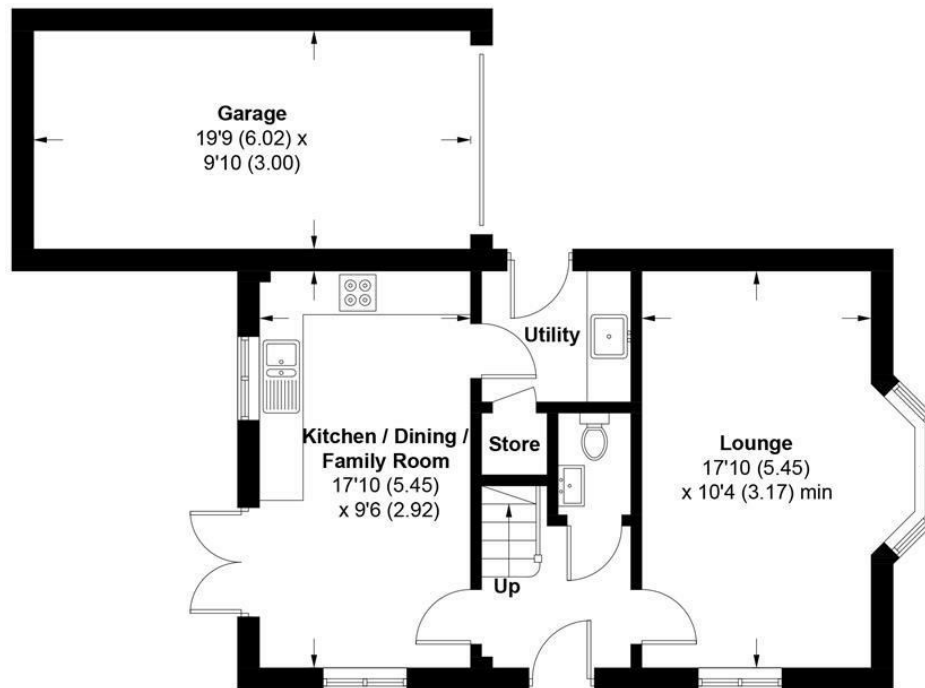


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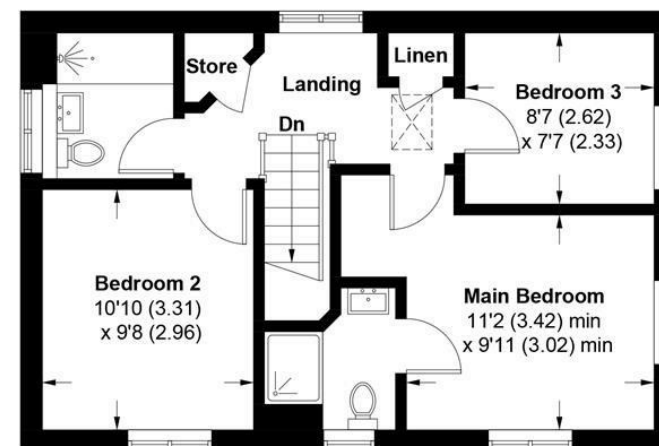
APPROXIMATE GROSS INTERNAL AREA = 1006 SQ FT / 93.5 SQ M

GARAGE = 194 SQ FT / 18.0 SQ M

TOTAL = 1200 SQ FT / 111.5 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. (ID1202739)

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