





## 6 Fabius Close

Bracklesham Bay, Chichester

Two-bedroom end-of-terrace house built by Miller Homes in 2022 offering comfortable living within walking distance of the beach.

Council Tax band: C £2080.97 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Spanning two floors and around 800 sq ft, this property features a practical design and a cozy atmosphere.

Entering the house, a hallway leads you to the main living areas. The kitchen, located at the front, includes essential appliances and ample cabinet space. Next to the kitchen is a convenient cloakroom. At the rear, the sitting room is ideal for relaxation and entertaining, with large windows and French doors opening onto the rear garden, bringing in plenty of natural light.

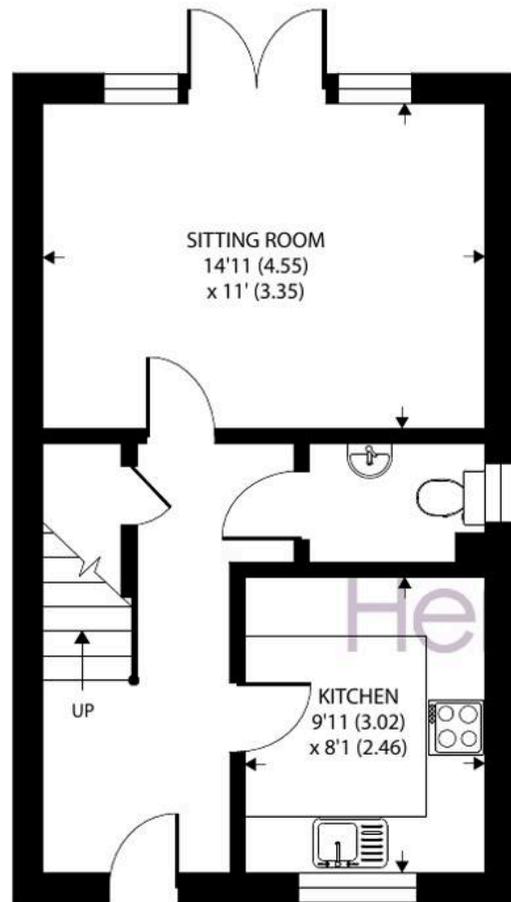
Upstairs, there are two double bedrooms. The principal bedroom at the front provides views over fields with space for storage. The second bedroom at the rear is equally spacious and versatile, perfect for guests, children, or a home office. The modern family bathroom, with a shower over the bath, is located off the landing and serves both bedrooms.

The rear garden, mainly laid to lawn, is low-maintenance and enjoys plenty of sunlight thanks to its south-east orientation. It also includes a shed for extra storage. The property comes with one allocated parking space at the rear, with visitor parking bays available within the well-kept residential cul-de-sac.

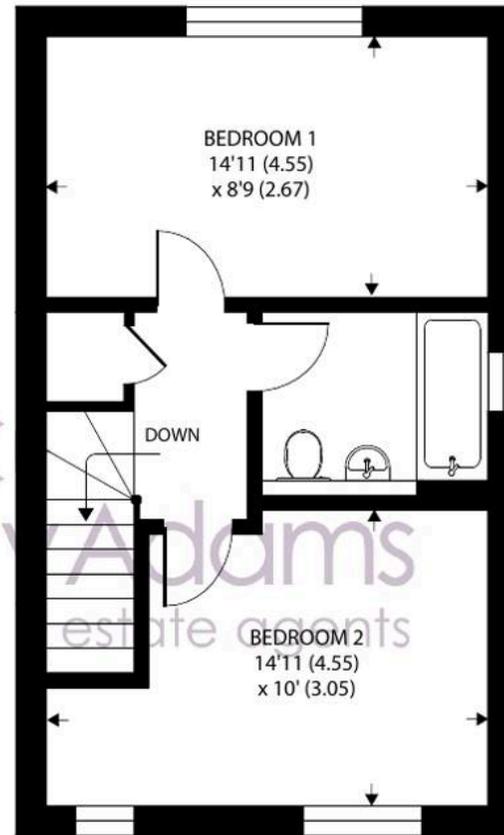
RMG Management Company - fees £286.23pa



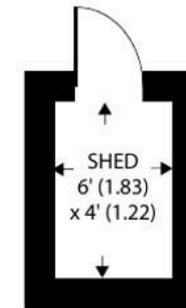




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

## Fabius Close, Bracklesham Bay, Chichester, PO20

Approximate Area = 776 sq ft / 72.1 sq m

Shed = 24 sq ft / 2.2 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1148467





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- Two Double Bedrooms
- Light Sitting Room
- South East Facing Rear Garden
- Remainder of 10 Year NHBC
- No Forward Chain
- Moments from Local Amenities and the Beach



## Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the