







## 20 Willow Way

Bracklesham Bay, Chichester

Built in 2019 by the reputable Miller Homes, this stylish and thoughtfully designed two-bedroom mid-terrace property offers bright, contemporary living in a popular residential setting. Stepping inside, you are greeted by a welcoming hallway that opens into a spacious sitting room/ dining room, a perfect spot to unwind or entertain. French doors at the rear flood the space with natural light and provide seamless access to the garden, while a generous under stairs cupboard offers handy storage.

To the front of the property, the kitchen is well-equipped with a range of integrated appliances and a good mix of wall and base units, designed with both practicality and aesthetics in mind with its neutral tone. A modern downstairs cloakroom with a contemporary features completes the ground floor layout.

Upstairs, the main bedroom is a generous size and benefits from its own en suite shower room, along with a built in cupboard for additional storage. The second double bedroom is equally versatile, ideal for guests, children, or working from home. The family bathroom is beautifully finished, with a bath and sleek fittings.

The rear garden has been recently landscaped with low maintenance in mind. Two separate patio areas offer perfect spots for morning coffee or evening drinks, while the west-facing aspect ensures afternoon and evening sun. Artificial turf provides year-round greenery with minimal upkeep, and a timber shed offers practical external storage. A rear gate allows convenient access between the front and back of the property.

The property comes with two allocated parking spaces, and there are additional visitor bays located throughout the development.

**Chichester District Council — Tax Band C: £2,080.97**

**RMG Management Company — Annual Estate Charges: £353.40pa**











GROUND FLOOR



FIRST FLOOR

## Willow Way, Bracklesham Bay, Chichester, PO20

Approximate Area = 736 sq ft / 68.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1315407









## 20 Willow Way

Bracklesham Bay, Chichester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Built by Miller Homes (2019)
- Two double bedrooms
- En suite to main bedroom
- Stylish fitted kitchen
- Spacious living/dining room
- Downstairs cloakroom
- West-facing garden
- Two patio seating areas
- Two allocated parking spaces
- Popular residential development

Bracklesham Bay is a charming coastal village in West Sussex, known for its wide pebble and sand beach, popular with swimmers, surfers, and fossil hunters alike. The area has a laid-back, friendly feel with local amenities including a convenience store, beachside cafés and takeaways. Just over a mile away, East Wittering offers a broader range of shops, restaurants, and essential services, including schools and a GP surgery. The stunning sandy shores of West Wittering Beach – one of the UK's most iconic Blue Flag beaches – are just a short drive or cycle away, offering beautiful views and excellent watersports facilities. Regular bus routes link Bracklesham to Chichester, which lies 7 miles north and offers a mainline station with direct services to London, Portsmouth, and Brighton. Combining coastal living with great transport links and natural beauty, Bracklesham Bay is a sought-after spot for both permanent homes and holiday escapes.





## 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