



21 Maple Drive, Bracklesham Bay

In Excess of **£675,000**


Henry Adams
estate agents



21 Maple Drive

Bracklesham Bay, Chichester

A five bedroom detached house close to the beach at Bracklesham Bay.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Bedrooms
- Kitchen/Breakfast Room
- Utility
- Sitting Room
- Dining Room
- Study/Home Office
- Two En Suite Shower Rooms & Downstairs Cloakroom
- Garage & Summerhouse
- Hydropool & Outdoor Lighting
- Close to the Beach at Bracklesham Bay
- Walking Distance of Local Amenities

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Bracklesham Bay, Chichester

An impressive and spacious five-bedroom detached family home offering flexible and well-balanced accommodation throughout, complemented by a garage and summerhouse. Ideally suited to modern family living, the property provides a wonderful combination of generous reception space, practical day-to-day functionality and versatile rooms that can easily adapt to a variety of lifestyles.

The ground floor is centred around a superb kitchen/breakfast room, creating an ideal social and family hub with ample space for dining and entertaining. A separate dining room offers a more formal setting for family meals and special occasions, while the spacious sitting room provides a comfortable and inviting area for relaxation. In addition, the property benefits from a further room which could equally serve as a home office, playroom or TV room, adding further flexibility to the accommodation. A useful utility room and downstairs cloakroom complete the ground floor layout.

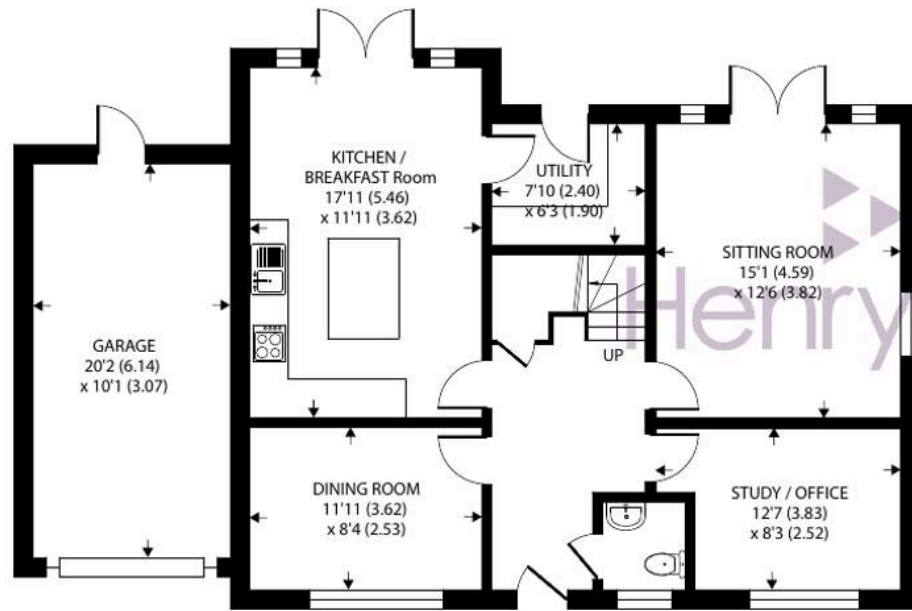
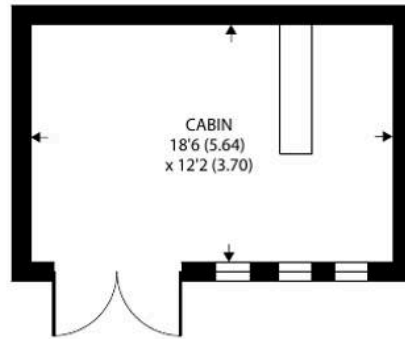
To the first floor, the property offers five well-proportioned bedrooms, providing excellent accommodation for larger families or those requiring guest rooms and dedicated workspace. The principal bedroom enjoys a particularly generous layout, with en suite shower room. Bedroom two also benefits from en suite shower facilities, while the remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress with an attached garage and a thoughtfully landscaped garden including a Hydro pool and outdoor lighting.

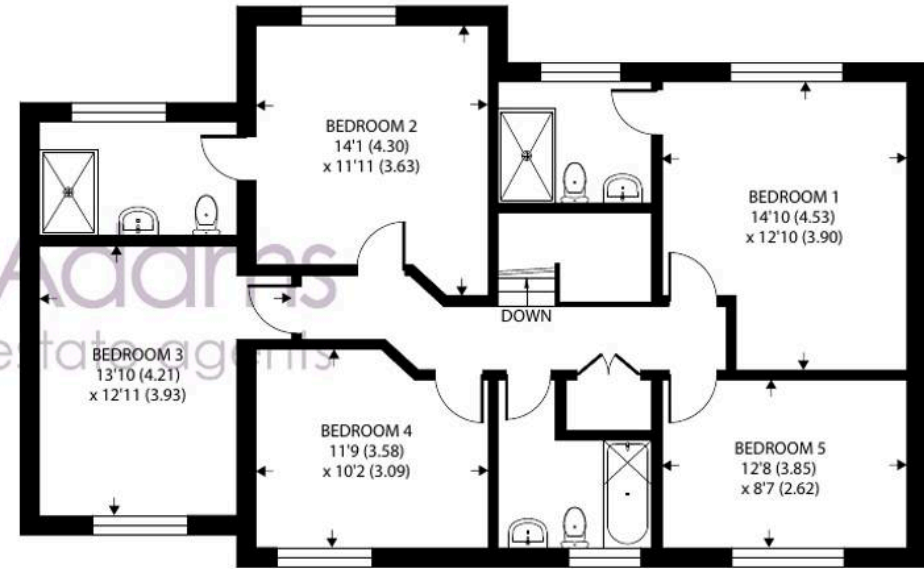
Overall, this is a superb family home offering spacious and adaptable accommodation in a layout designed for comfortable modern living.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1877 sq ft / 174.3 sq m

Garage = 203 sq ft / 18.8 sq m

Outbuilding = 225 sq ft / 20.9 sq m

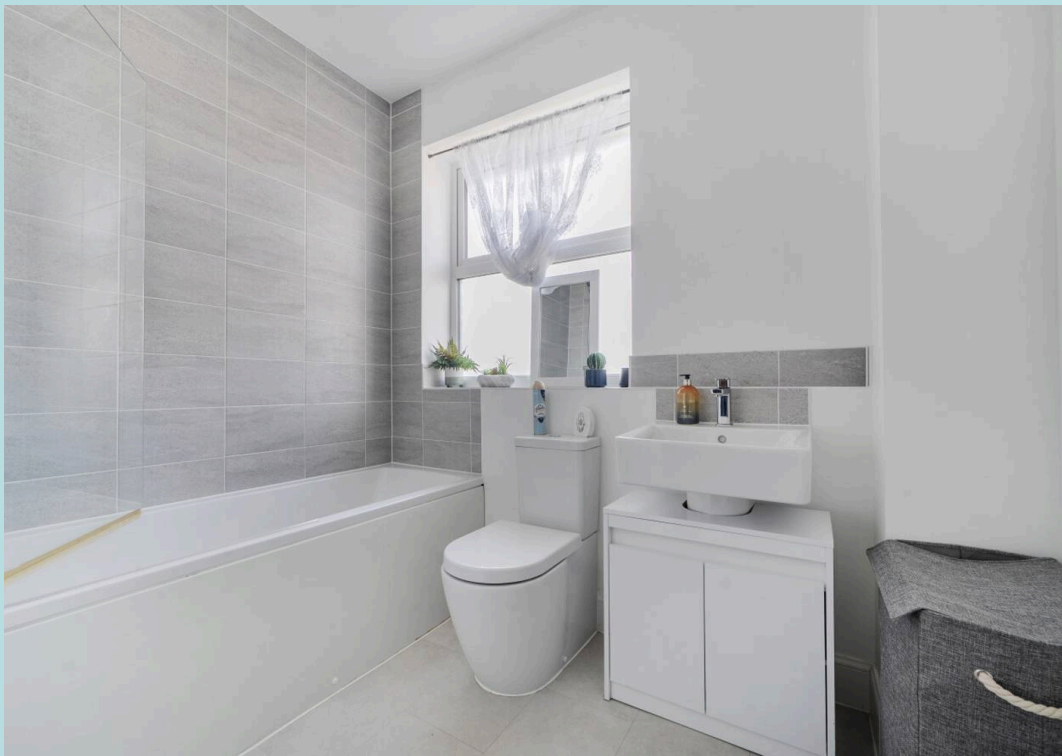
Total = 2305 sq ft / 214 sq m

For identification only - Not to scale







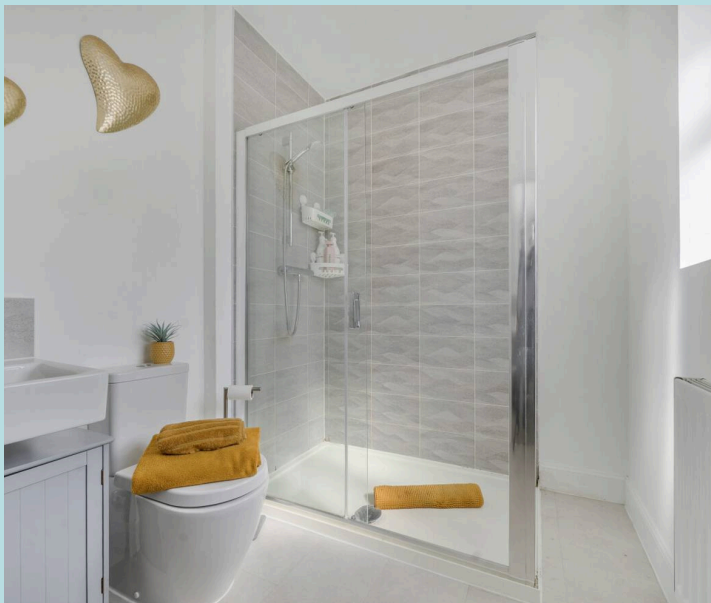




A substantial summerhouse to the rear of the garden (currently used as a bar) with power connected offers outstanding potential for a variety of uses including a home business, gym, studio, hobbies room or additional storage space.

Location summary

Situated in the coastal village of Bracklesham, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities, and the nearby village of East Wittering has an infant's/junior school, GP surgery, chemist, dentist, library and a range of quality independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are 3 miles beyond Chichester.









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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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.