





46 Middleton Close

Bracklesham Bay, Chichester

A beautifully presented two bedroom terraced property with no forward chain ideal for first time buyers, small families or investors.

Council Tax band: C

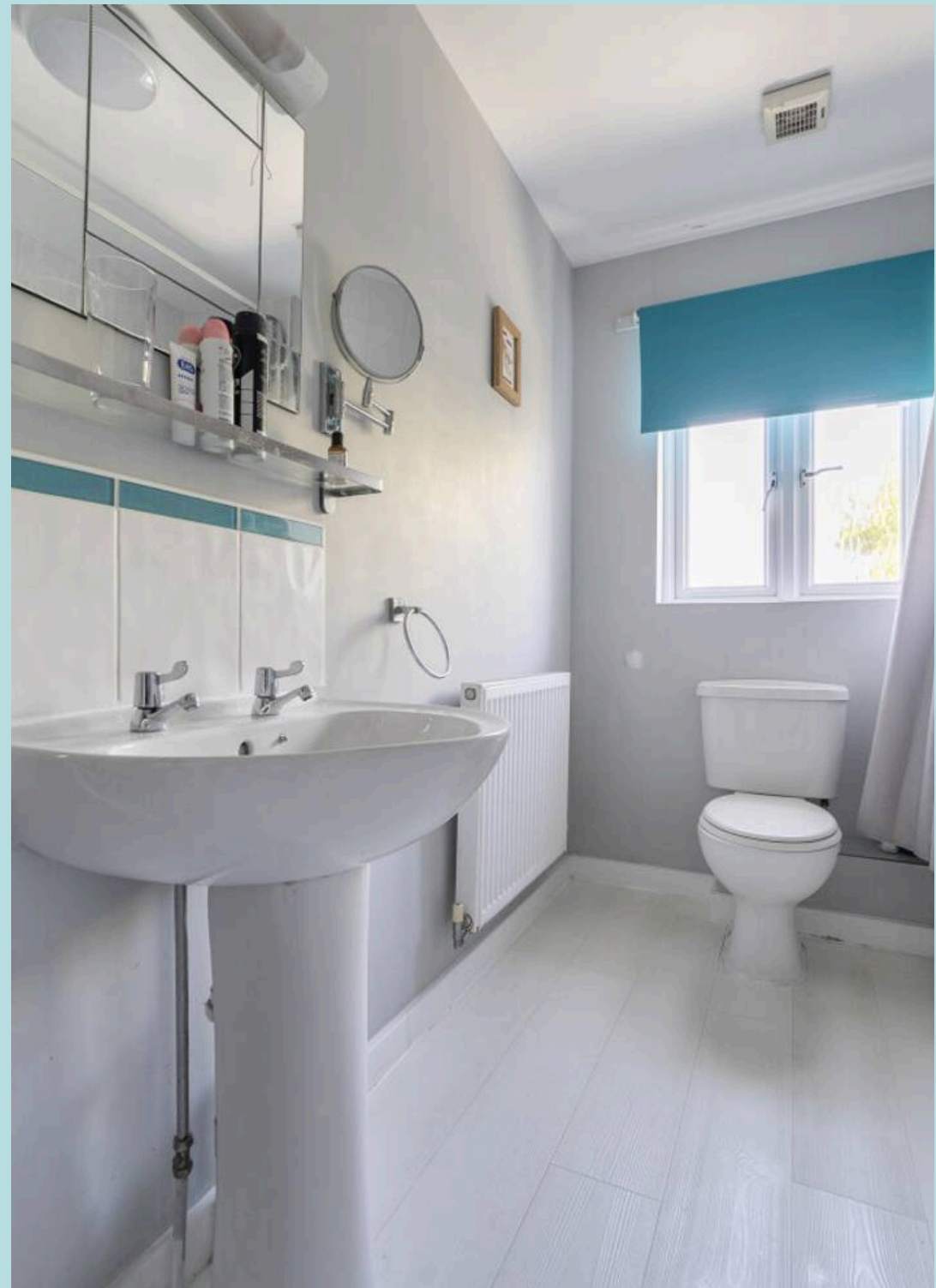
Tenure: Freehold

EPC Energy Efficiency Rating: C

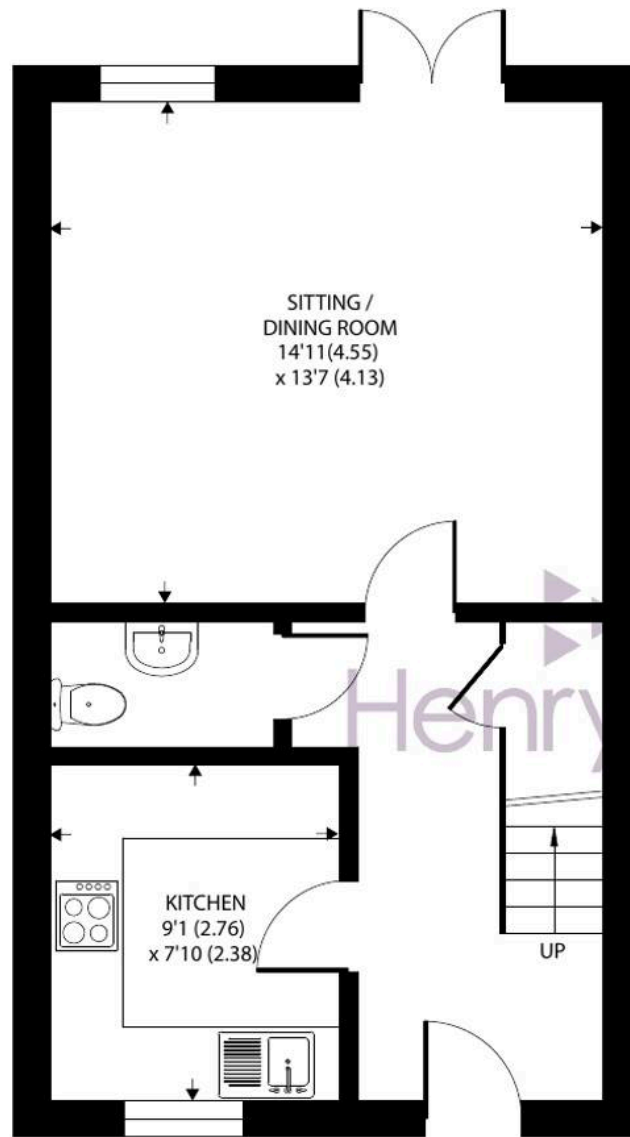
EPC Environmental Impact Rating: B

- 2 Bedroom Terraced House
- Well Presented Throughout With Modern Kitchen
- Sitting/Dining Room
- Bathroom and Downstairs Cloakroom
- Allocated Parking
- West Facing Rear Garden
- Walking Distance of Local Amenities and Beach
- No Forward Chain

Situated at Bracklesham Bay, a coastal village some 7 miles south-west of the City of Chichester. The beach is a popular place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. Some local shops are close by, together with cafes/restaurants. Further amenities can be found at the nearby village of East Wittering, including infants/junior school, GP surgery, chemists, dentist, library and a range of quality independent shops. There is a regular bus service to Chichester City centre with its range of shops, restaurants, cinemas, Festival Theatre and mainline railway station.







GROUND FLOOR

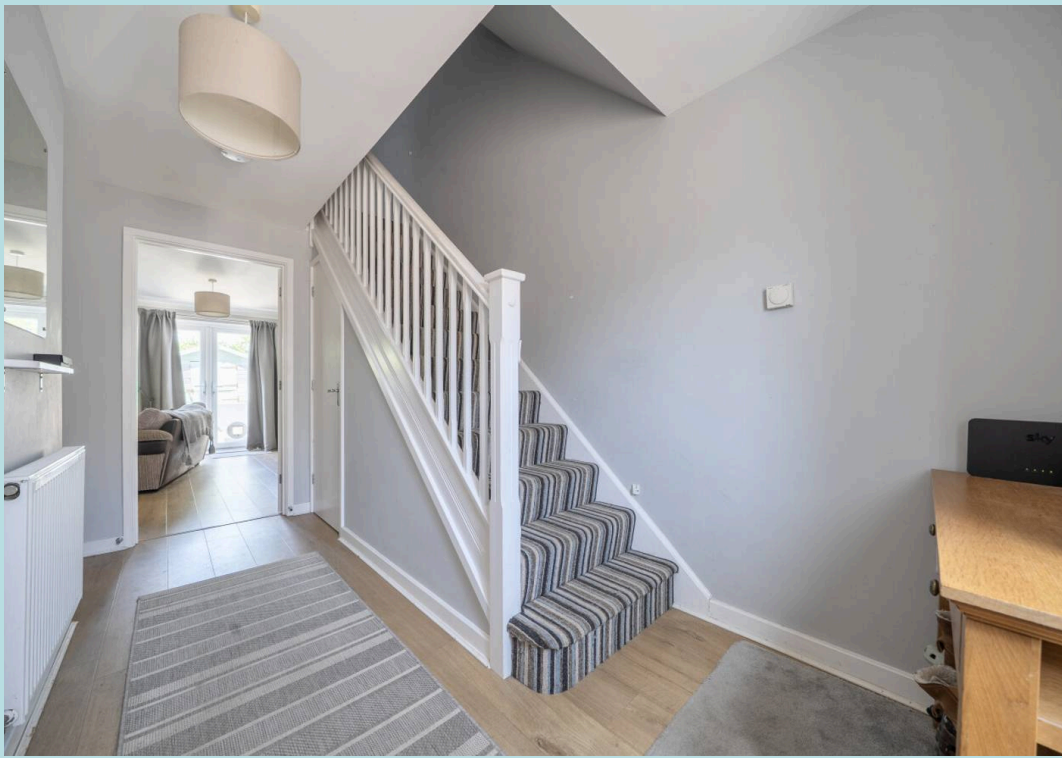


FIRST FLOOR

Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale







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Bracklesham Bay, Chichester

A well-presented two-bedroom terraced home arranged over two floors, offering bright and well-balanced accommodation throughout. The property features a spacious reception room with ample space for both living and dining, alongside a fitted kitchen with a practical layout and direct access from the entrance hall. A convenient ground floor cloakroom adds further practicality.

Upstairs, the property comprises two generously sized bedrooms and a modern family bathroom. The layout is ideal for first-time buyers, small families, or investors alike.

Further benefits include good natural light throughout, useful storage space, and a well-proportioned internal layout. Conveniently located close to local amenities, transport links, and schools, this property offers comfortable living in a sought-after residential setting.



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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.