



21 Wilton Close

Situated just moments from Bracklesham beach, this well presented 4/5 bedroom detached house positioned at the end of a cul-de-sac.



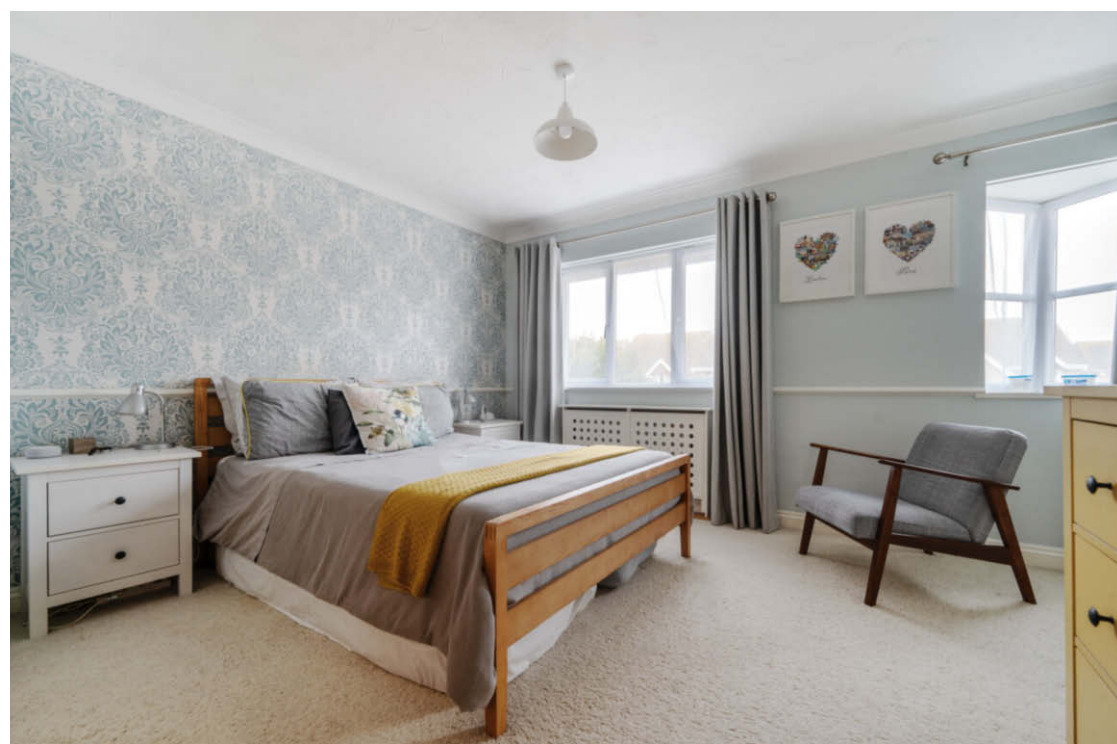
- ▶ **Detached Family Home**
- ▶ **Four Double Bedrooms**
- ▶ **En Suite to Principal Bedroom**
- ▶ **Conservatory**
- ▶ **Store and Extended Driveway**
- ▶ **No Forward Chain**
- ▶ **Fifth Bedroom / Study**
- ▶ **Seperate Lounge / Dining Room**
- ▶ **Sunny Garden**
- ▶ **Cul-de-sac Location**

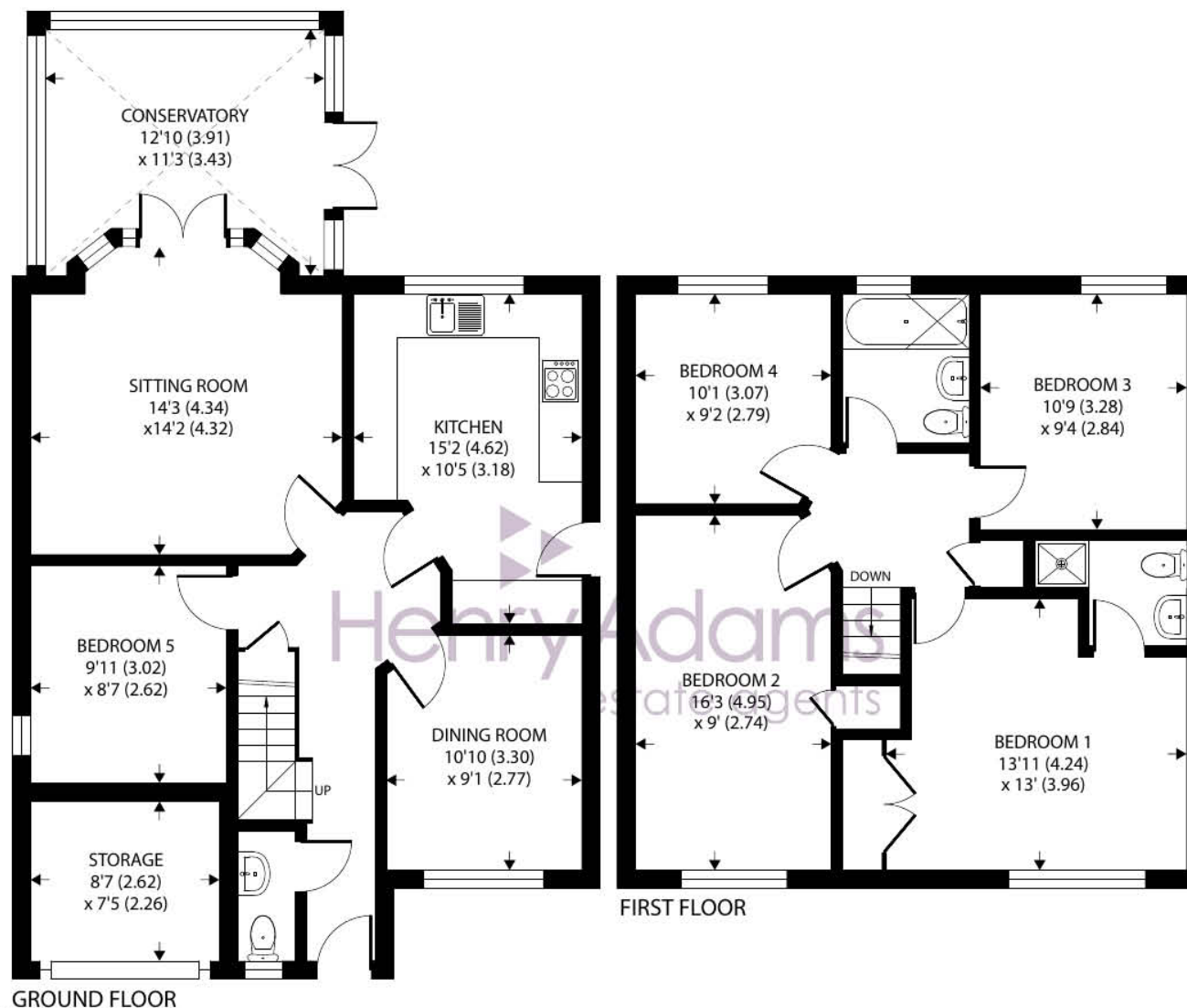
21 Wilton Close presents a spacious 4/5 bedroom detached house tailored perfectly for modern family living. Situated in the sought-after seaside village of Bracklesham Bay, the property offers a practical layout with comfort in mind.

Upon entry, a welcoming hallway leads to a generously sized family space, a well-equipped kitchen with ample storage, a separate dining room, and a lounge flowing into a conservatory, flooding the downstairs with natural light. The converted garage serves as a versatile fifth bedroom or study, with part retained for storage.

Upstairs, four double bedrooms provide ample accommodation, with the principal bedroom featuring an en-suite shower room and built-in wardrobes. The family bathroom caters to the remaining bedrooms.

Outside, a south-east facing garden with a lawn and patio area is perfect for enjoying sunny days. An extended driveway accommodates multiple vehicles, complemented by external store access and side entry to the rear garden, enhancing practicality.





21 Wilton Close

Approximate Area = 1487 sq ft / 138.1 sq m

Storage = 64 sq ft / 5.9 sq m

Total = 1551 sq ft / 144 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: 1109554

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.

Location

Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From the village in East Wittering proceed East along Stocks Lane towards Bracklesham Bay. At the end of the road, turn right onto Bracklesham Lane. Proceed towards the beach, just past 'GOAT' coffee shop and turn left into Farm Road. Proceed for 0.4 miles and turn left into Shalbourne Crescent. Wilton Close is the first on the left and number 21 can be found around the corner on the right.

