

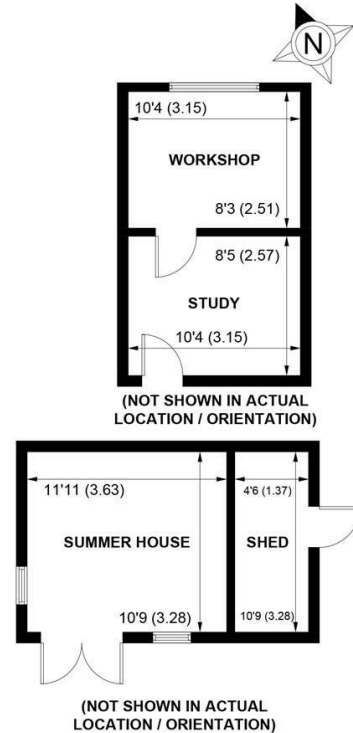
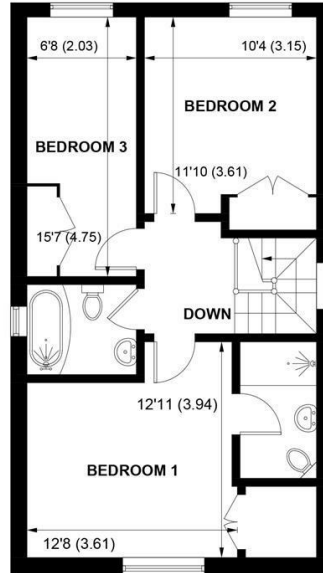
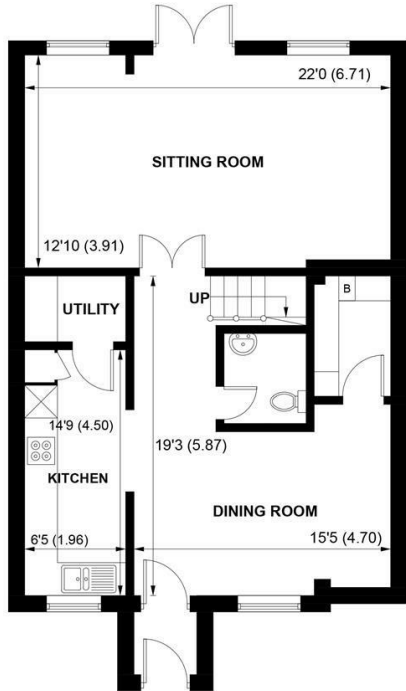
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Sims Williams



ST. HELENS, WEST BRACKLESHAM DRIVE, BRACKLESHAM BAY, WEST SUSSEX, PO20 8PH





APPROXIMATE GROSS INTERNAL AREA = 1298 SQ FT / 120.6 SQ M  
 OUTBUILDINGS = 359 SQ FT / 33.4 SQ M  
 TOTAL = 1657 SQ FT / 154.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
 Produced for Sims Williams

# £875,000 Freehold

ST. HELENS,  
WEST BRACKLESHAM DRIVE,  
BRACKLESHAM BAY,  
WEST SUSSEX, PO20 8PH

- Stunning Detached Property
- Coastal Village Location
- No Onward Chain
- Generous Sitting Room
- Separate Dining Room
- Stylish Kitchen & Utility Room
- 3 Bedrooms
- Bathroom & En Suite
- Garden & Off-Road Parking

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

A beautifully presented detached property, occupying an enviable spot within mere yards of the beach in the highly regarded coastal village of Bracklesham Bay.

The accommodation is arranged over 2 floors and comprises entrance porch opening onto the kitchen/diner. The kitchen area is fitted with a range of stylish units with double oven, gas hob and extractor over and further integrated appliances. A utility room is accessed from the kitchen and houses the washing machine, as well as providing further storage.

An additional room, accessed via the dining area, contains the boiler, a coat rail and shoe storage. The downstairs cloakroom benefits from understairs storage space.

Along the hallway double doors open into the good size sitting room, which in turn has double doors to the generous rear garden.

To the first floor there are 3 bedrooms, each benefiting from built-in wardrobes. Bedroom 1, which has views to the sea, has an en suite shower room. The family bathroom has a white suite comprising bath with shower over, wash basin and WC.

At the front of the property there is off-road parking for several cars. The garage has been cleverly converted to create useful study and hobbies rooms.

The generous rear garden is mainly to lawn, with areas of patio, established border planting and a charming combined garden room and shed, with power and lighting.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions...

From Chichester proceed south on the Witterings Road. Continue through Donnington and down the Birdham Straight. At the mini roundabout, bear left onto Bell Lane towards Bracklesham. Continue on this road as it turns into Bracklesham Lane and at the very end of the road, turn right into West Bracklesham Drive. The property will be found on the right hand side.



