



Baystones, 14 Garden Avenue

A well-presented three bedroom semi-detached chalet bungalow, boasting a generously sized west facing garden.



- ▶ Large west facing garden
- ▶ Three double bedrooms
- ▶ Outside office and workshop
- ▶ Potential to extend STPP
- ▶ Off street parking
- ▶ Useful eaves storage

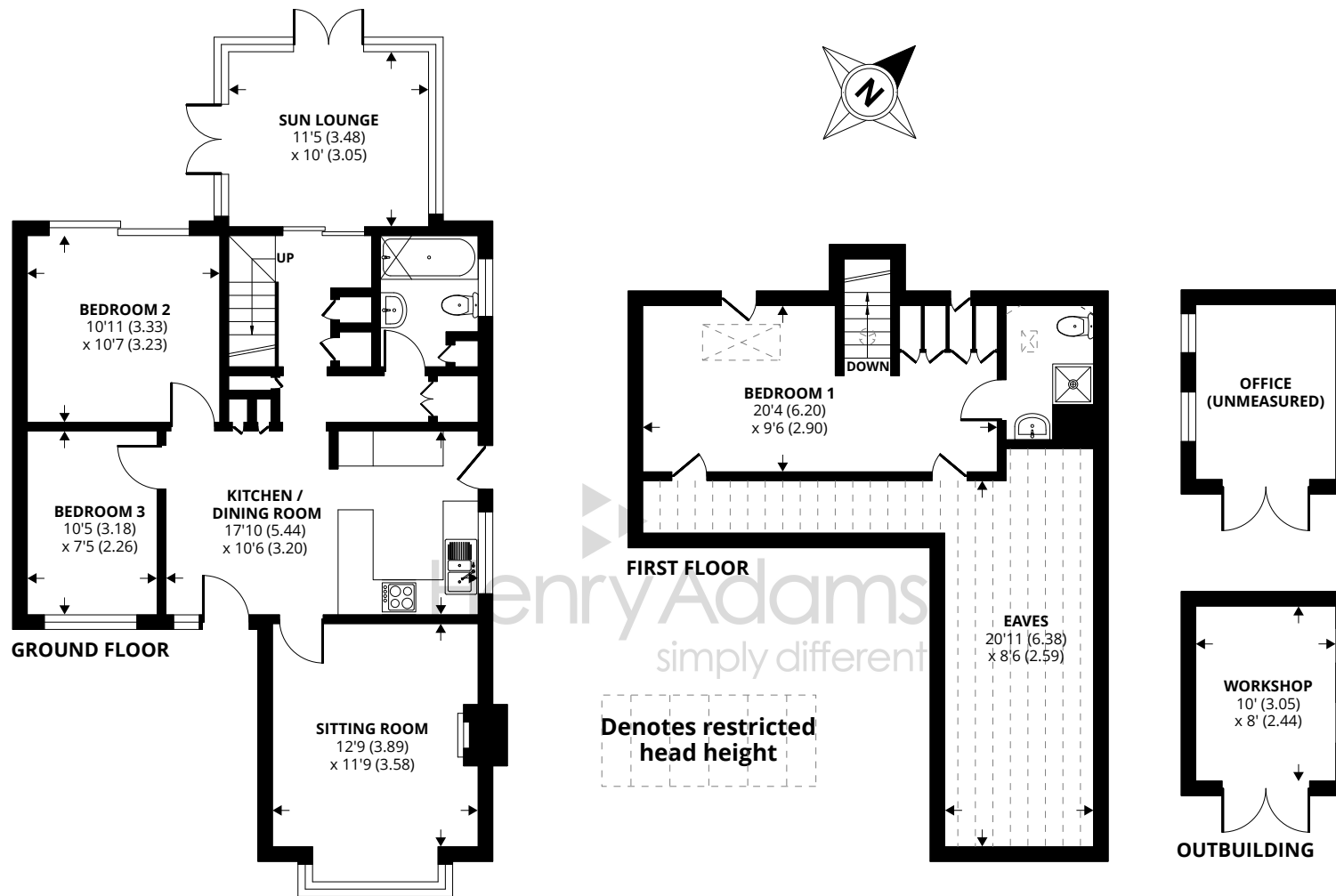
Baystones is charming three-bedroom, semi-detached, cladded chalet bungalow situated just moments from the beach.

As you approach this lovely property, you'll be greeted by a welcoming façade with attractive cladding, giving a timeless appeal. The property offers a unique and stylish appearance, whilst the large garden provides a peaceful and private area with scope for extension, subject to the necessary planning permission.

Upon entering, you'll be immediately drawn to the heart of the home – the open plan kitchen and dining room. This bright and spacious area is thoughtfully designed, making it the ideal space for entertaining family and friends. The kitchen is equipped with modern appliances, wood effect countertops, and ample storage. In addition, there is a separate sitting room where you can unwind by the cosy log burner. The sun lounge offers the perfect versatile space in both the summer and winter months. Furthermore, you will find two double bedrooms downstairs, with bedroom number two having direct garden access. The modern family bathroom completes the ground floor. Upstairs, the principle bedroom has views over the rear west facing garden and benefits from an en-suite shower room.

The outdoor area is a true highlight of this property. The large mature garden offers plenty of space for gardening, outdoor dining, dedicated workspace/convenient home office. The property also features off-street parking, which can accommodate multiple cars.





Approximate Area = 1089 sq ft / 101.1 sq m (excludes office)

Limited Use Area(s) = 253 sq ft / 23.5 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1422 sq ft / 132 sq m

For identification only - Not to scale



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 shops in East Wittering, proceed east along Stocks Lane for 210 yards. Continue onto Beach Avenue for 0.8 miles and then turn left on Garden Avenue. In 110 yards, Baystones will be situated on your left.

