



3 Beech Avenue

A detached bungalow presenting the exciting opportunity for modernisation and extension subject to planning permission.

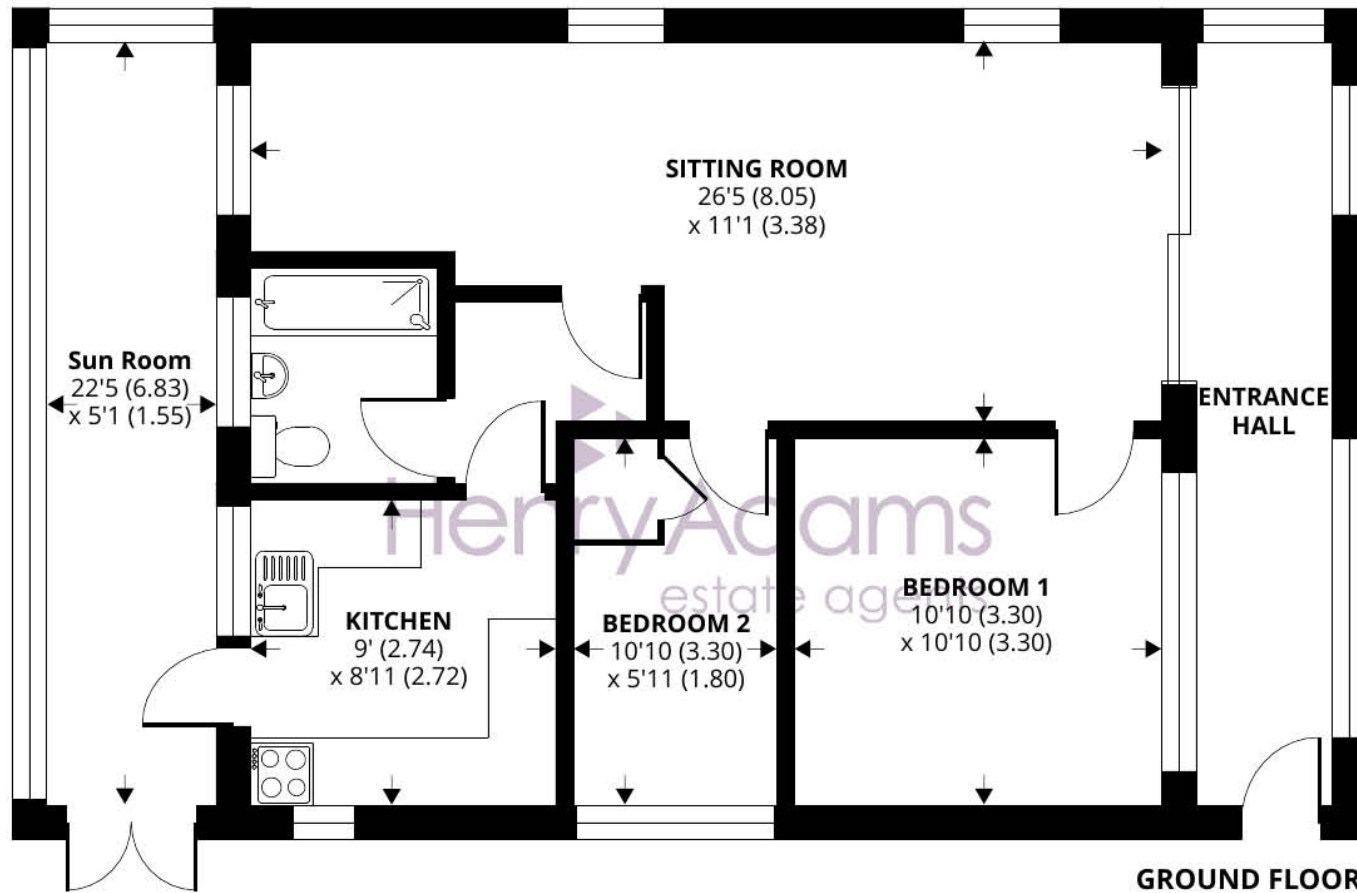


- ▶ **Detached Bungalow**
- ▶ **Potential to Extend STPP**
- ▶ **Quiet Location**
- ▶ **A Short Distance from the Beach**
- ▶ **Generous Plot**
- ▶ **Scope for Modernisation**
- ▶ **Driveway for Multiple Vehicles**
- ▶ **Local Amenities Close By**

Situated in the desirable village of Bracklesham Bay, 3 Beech Avenue presents a charming 2-bedroom detached bungalow. With its practical layout comprising a spacious entrance hall, open-plan living/dining room, kitchen, two bedrooms, and a family bathroom, this property offers a comfortable living space, set on a generous plot in a peaceful location. It boasts a large driveway providing ample parking for multiple cars.

While the property requires modernisation, it presents an exciting opportunity to craft your dream home, with potential for extension subject to planning permission. Positioned in a desirable area, residents can enjoy the peace and privacy of residing in Bracklesham. The village is known for its beautiful beaches and coastal village charm, making it an idyllic setting to call home. With space for living and entertaining, this bungalow offers an inviting opportunity for personalisation.





3 Beech Avenue, Bracklesham Bay

Approximate Area = 851 sq ft / 79.1 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: 1120529

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 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. 'Billy's' beachside café/restaurant and some local shops are close by, although 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 main line railway station. Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From East Wittering Village proceed East onto Stocks Lane, continue to the end of the road where you will find a cross road, head straight over onto Beech Avenue, number 3 can be found on the left hand side just before the turning into Garden Avenue.

Chichester District Council Tax Band E 2024/25 - £2,741.27

