



## 6 Elm Close, Bracklesham Bay

Guide Price £600,000



Henry Adams  
estate agents

## 6 Elm Close

Bracklesham Bay, Chichester

Presenting a rare opportunity to acquire a lovely two-bedroom detached bungalow, this property is nestled perfectly within reach of the beach. The interior comprises, kitchen/breakfast room, accompanied by a welcoming sitting room that benefits from doors onto the garden.

Greeting you outdoors is an attractive large south-facing rear garden, creating a peaceful retreat within the confines of your own property. Added conveniences include a garage and off-road parking for hassle-free arrivals. Furthermore, a large loft space holds immense potential, with planning permission obtainable for a planned extension (REF: 21/02425/DOM).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- TWO BEDROOM DETACHED BUNGALOW
- SPACIOUS KITCHEN
- SITTING/DINING ROOM
- CLOAKROOM & SHOWER ROOM
- ATTRACTIVE LARGE SOUTH-FACING REAR GARDEN
- GARAGE & OFF-ROAD PARKING
- LARGE LOFT WITH PLANNING PERMISSION TO EXTEND (REF: 21/02425/DOM)
- WALKING DISTANCE OF THE BEACH





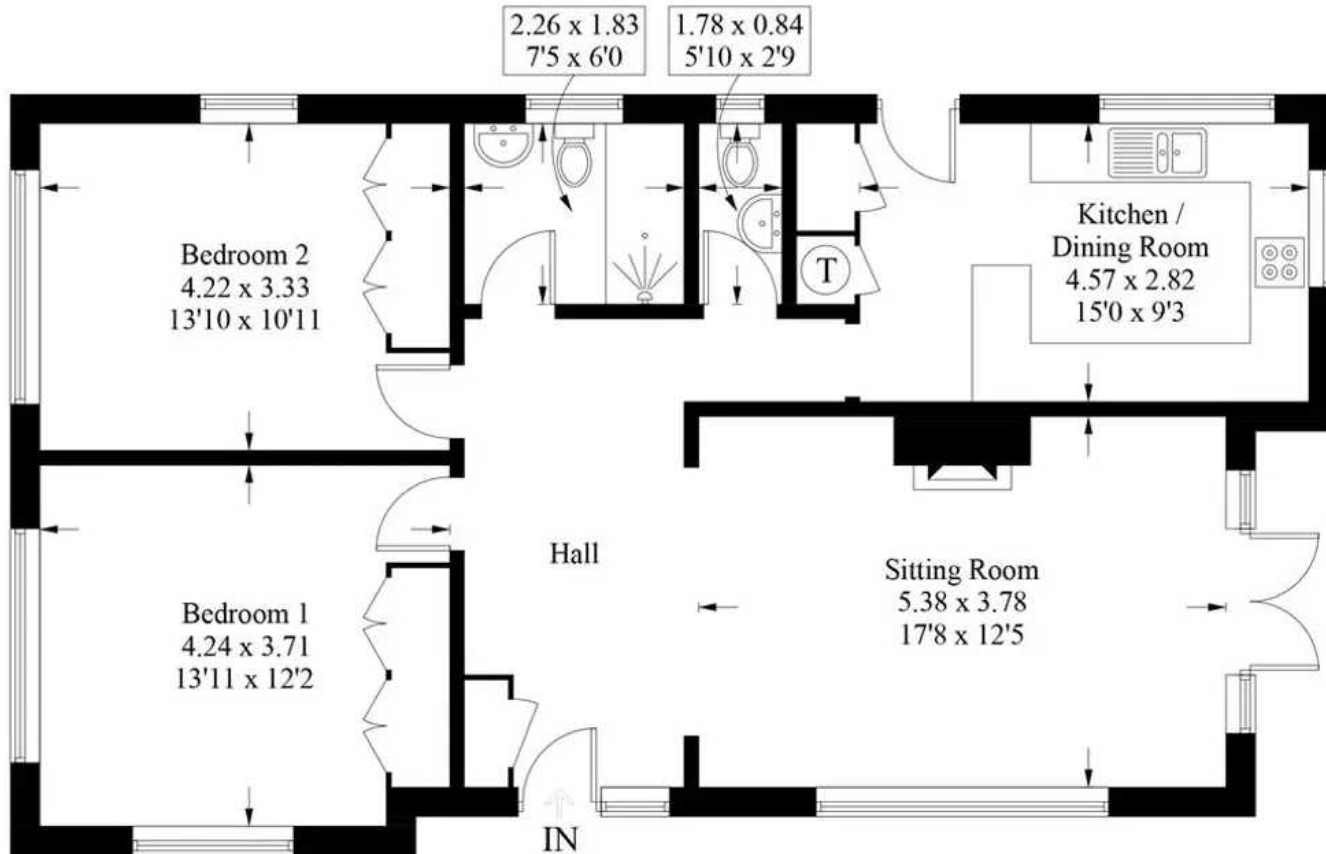


# Elm Close, PO20 8HY

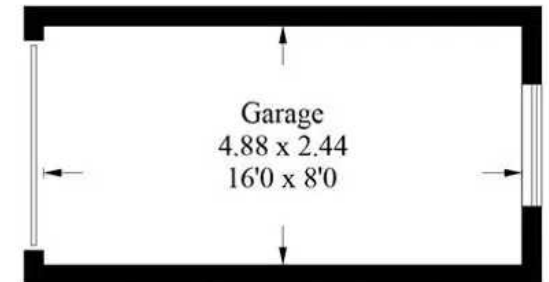
Approximate Gross Internal Area = 86.9 sq m / 935 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 98.9 sq m / 1064 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing



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