



11 Mere Close, Bracklesham Bay

Guide Price £595,000

11 Mere Close

Bracklesham Bay, Chichester

This charming and spacious detached bungalow is situated in a peaceful cul-de-sac in the sought-after seaside village of Bracklesham Bay. Offering a versatile layout and modern comforts, the property boasts approximately 1,366 sq ft of living space (excluding the garage).

Upon entering, you are greeted by a welcoming entrance hall that leads to the heart of the home - a large open-plan kitchen/dining/sitting room. The kitchen area is well-equipped and provides ample space for entertaining, flowing seamlessly into a conservatory with feature bay windows that bathe the space in natural light. For added convenience, there is a utility room directly accessible from the kitchen, offering additional storage and laundry facilities.

The property includes four generously sized bedrooms. The main bedroom with en suite bathroom benefits from ample space and plenty of natural light, while bedroom two and bedroom three are equally well-proportioned. A modern family bathroom and an additional WC ensure practicality for families or visiting guests.

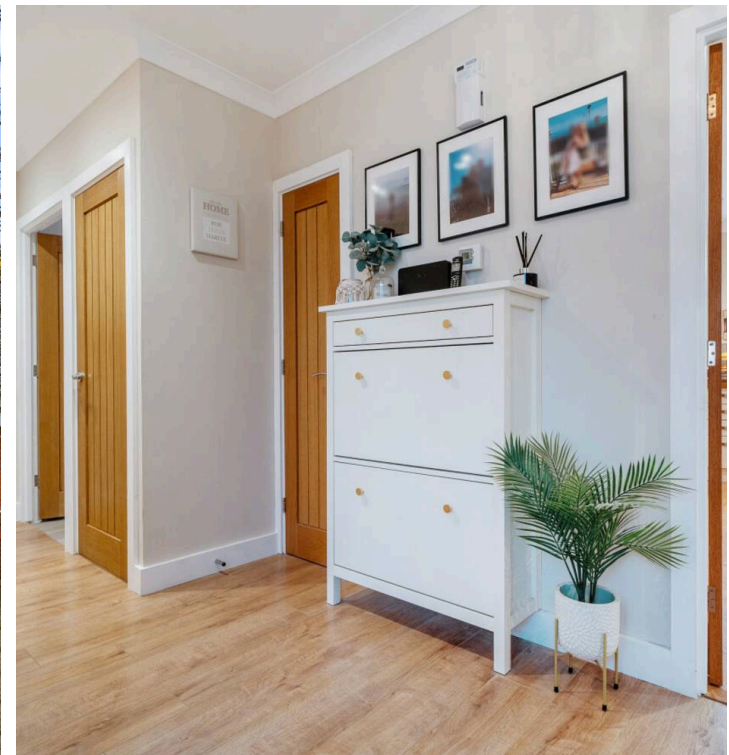
Externally, the property features a detached single garage and driveway providing parking. The gardens, wrapping around the property, provide a private and relaxing outdoor space perfect for enjoying sunny days and evenings.

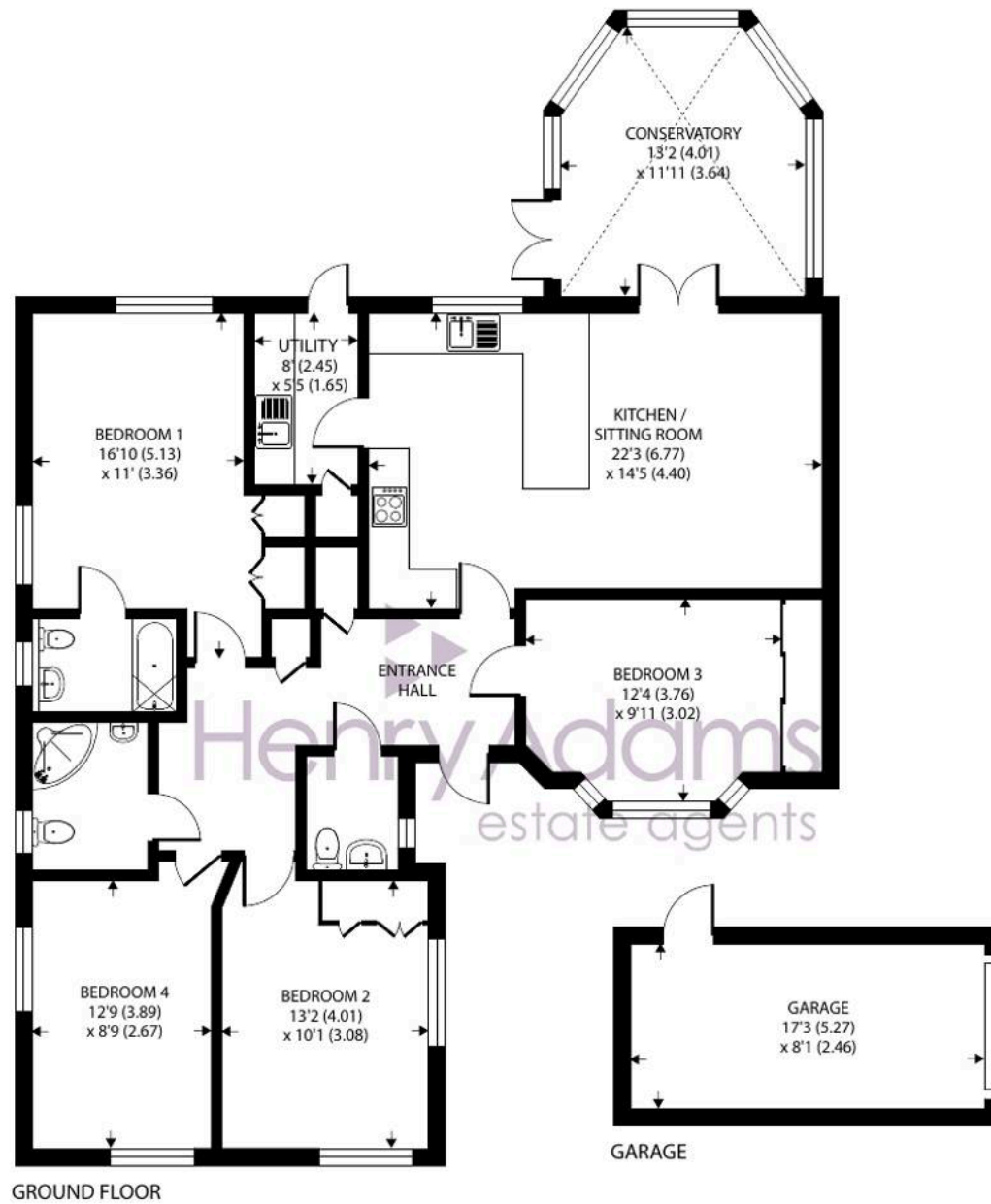
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Approximate Area = 1366 sq ft / 126.9 sq m (excludes garage)

For identification only - Not to scale





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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.