



## Seagulls West Bracklesham Drive, Bracklesham Bay

Guide Price £795,000





## Seagulls West Bracklesham Drive

Bracklesham Bay, Chichester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Four Bedroom Semi-Detached House
- Open Plan Kitchen/Sitting Room
- Family Bathroom and Two En Suite Shower Rooms
- Two Bedroom Cabin with Kitchenette and Shower Room
- Highly Sought-After Sea-Fronted Road
- Popular Coastal Village
- Versatile Accommodation
- Excellent Condition
- Garage & Ample Parking

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Situated in a highly sought-after sea-fronted road in the coastal village of Bracklesham Bay, this four-bedroom semi-detached house is in excellent condition and offers flexible accommodation. Positioned one row back from the seafront, the house is approached via a long driveway, which provides ample parking.

Upon entering you are welcomed by a good-sized hallway with built-in storage, there are three well-appointed bedrooms, one with en suite shower room, and a modern family bathroom all situated on the ground floor.

Upstairs, there is an open plan well-equipped kitchen and a bright and airy sitting room with doors leading to a large south-facing balcony with sea glimpses. This area provides a great space for alfresco dining and entertaining. A further bedroom with en suite shower room complete the accommodation on this floor.

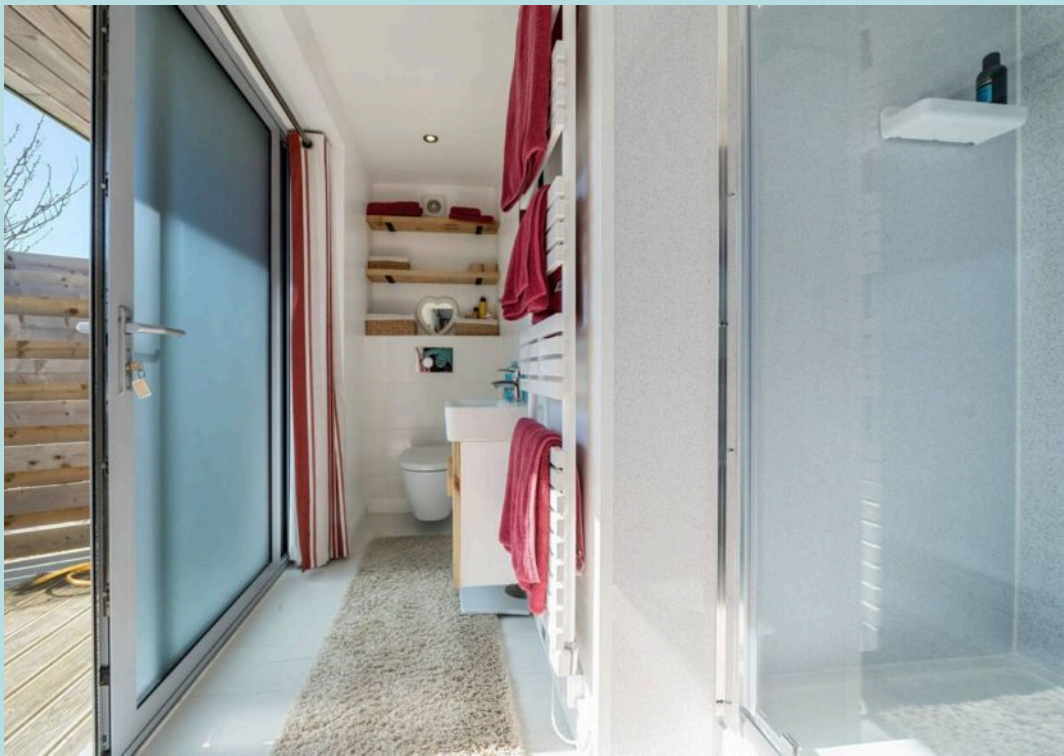
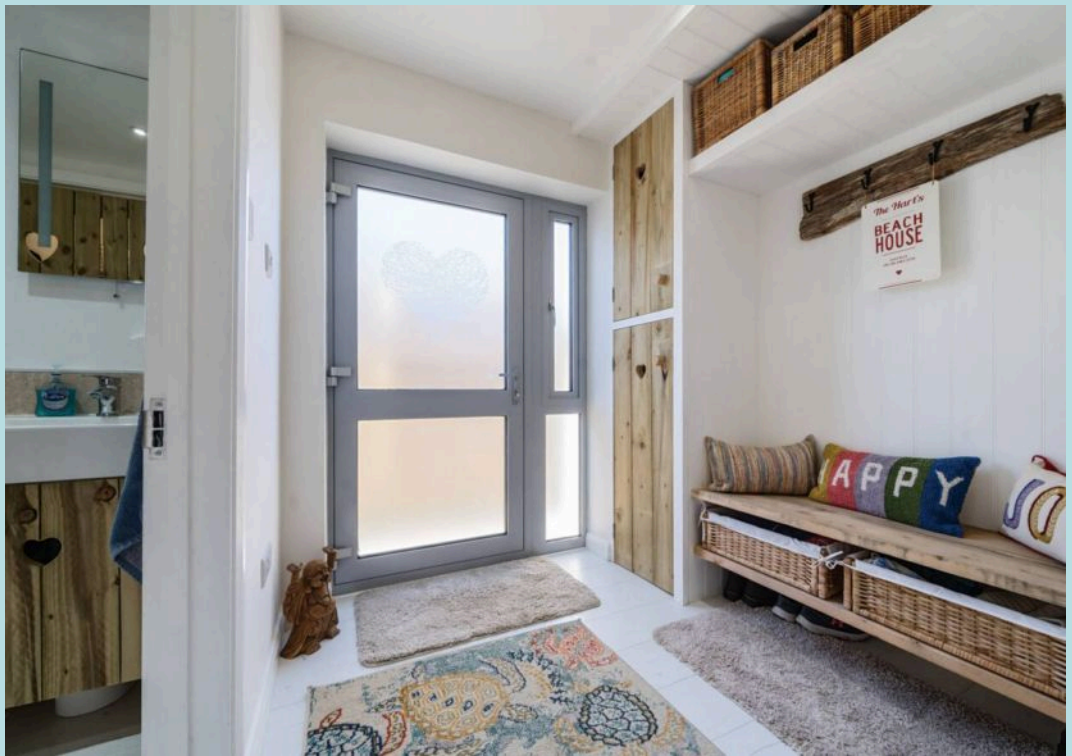
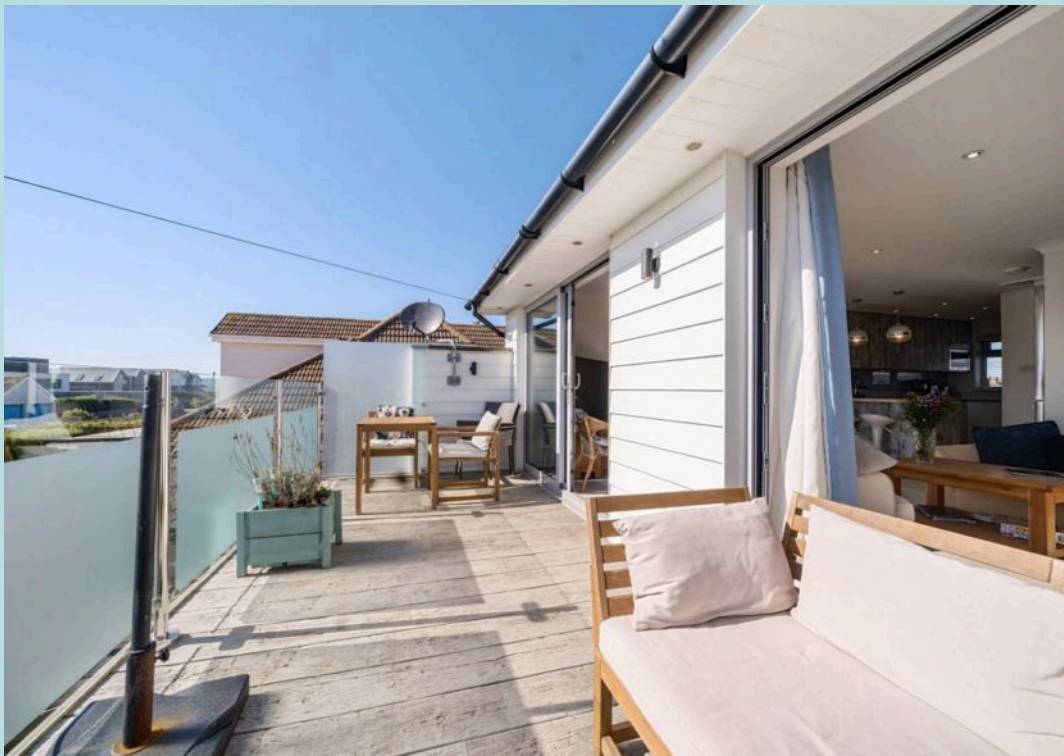
A beautiful self-contained two-bedroom cabin with kitchenette and shower room is situated in the rear garden and currently provides an income via Air BnB.

Bracklesham Bay village centre is withing walking distance and offers a range of shops, Post Office, cafes and local bus route to Chichester city centre with all amenities.

All a stone's throw from the beach, Seagulls offers a great opportunity to live by the sea in this popular village with the added bonus of income potential if required.









Approximate Area = 1185 sq ft / 110.1 sq m

Garage = 185 sq ft / 17.2 sq m

Annexe = 408 sq ft / 37.9 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1826 sq ft / 169.6 sq m

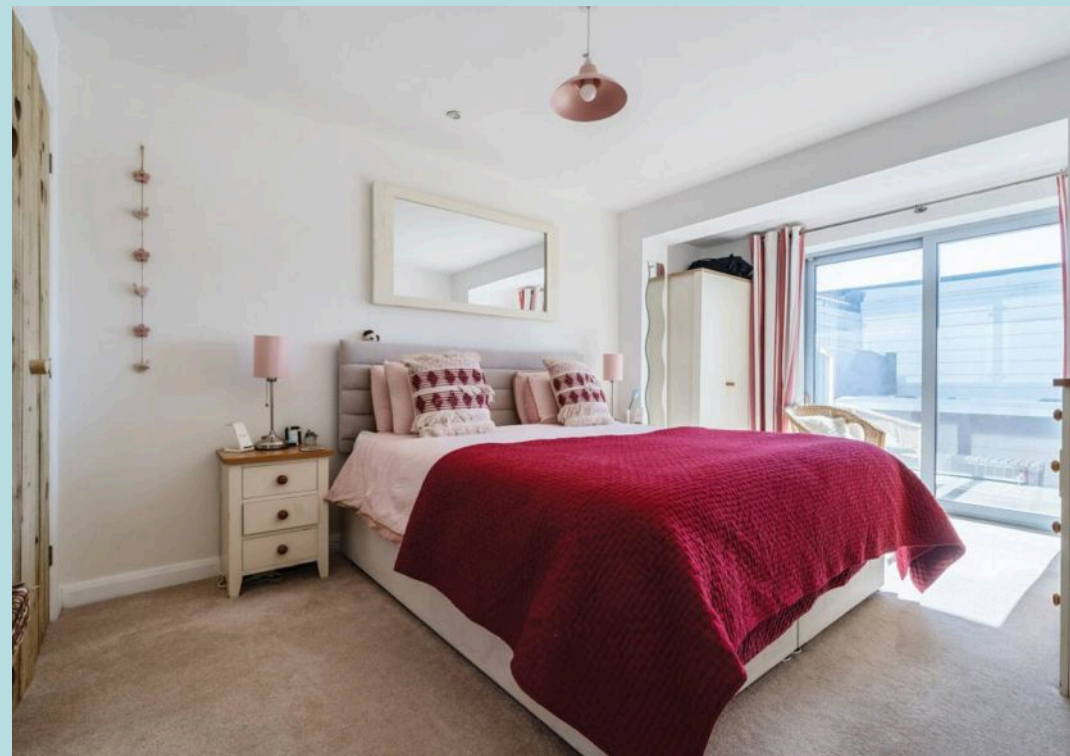
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Situated at Bracklesham Bay, a coastal village some 7 miles south-west of the City of Chichester. The beach is a popular place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. 'Billy's' beachside café/restaurant 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.











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