



Price Guide £435,000

17 Grayswood Avenue, Bracklesham Bay, West Sussex, PO20 8HZ





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17 Grayswood Avenue comprises a detached 3 bedroom bungalow available with no forward chain, situated within approximately 1/2 a mile of the beach and 250m of the local shop and bus route.

The bungalow is spacious with an overall floor area of approximately 1,277 sq.ft. The property is accessed via a porch and front door leading into the entrance hall. The sitting room is a spacious and bright, southerly aspect facing room. The kitchen has a range of floor and wall mounted cupboards providing good storage, with an extensive range of worktops and integrated items including an integrated dishwasher, fridge and freezer.

Adjacent to the kitchen is one of two conservatories with double doors opening onto the paved and landscaped rear garden and from this conservatory there is access to Bedroom 1 with an en-suite wet room comprising shower, wc and wash basin.

There are two further double bedrooms with Bedroom 2 having double doors opening into another conservatory area with double doors opening onto the paved and landscaped rear garden. Opposite bedrooms 2 & 3 is a family bathroom with panelled bath, wc and wash basin.

Outside to the front is an open plan lawn with a good sized driveway area providing off road parking. A side gate provides access to the private and sheltered low maintenance rear garden with attractive raised borders.

The orientation of the garden affords areas of shade and sun, especially throughout the summer months

The beach at Bracklesham Bay is approximately 1/2 a mile away and the village includes a number of shops, takeaways, restaurants and cafes. There is a frequent bus service to East & West Wittering and Chichester.

The windows are double glazed and the property has gas fired central heating with all mains services available.

We highly recommend viewing to fully appreciate all this property has to offer.

All viewings will be accompanied by appointment only.

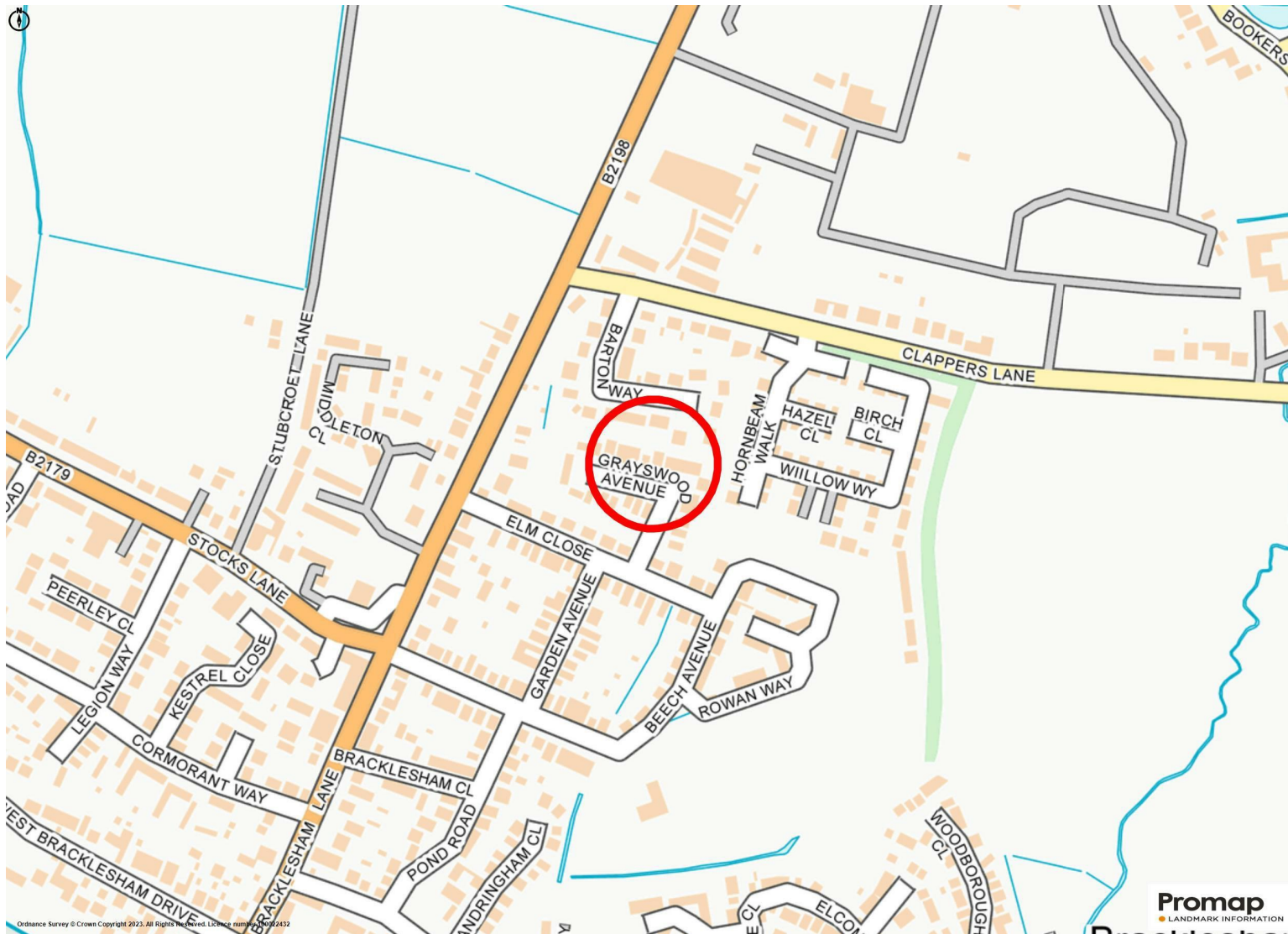
Please contact the office to make arrangements to visit on 01243 672217.





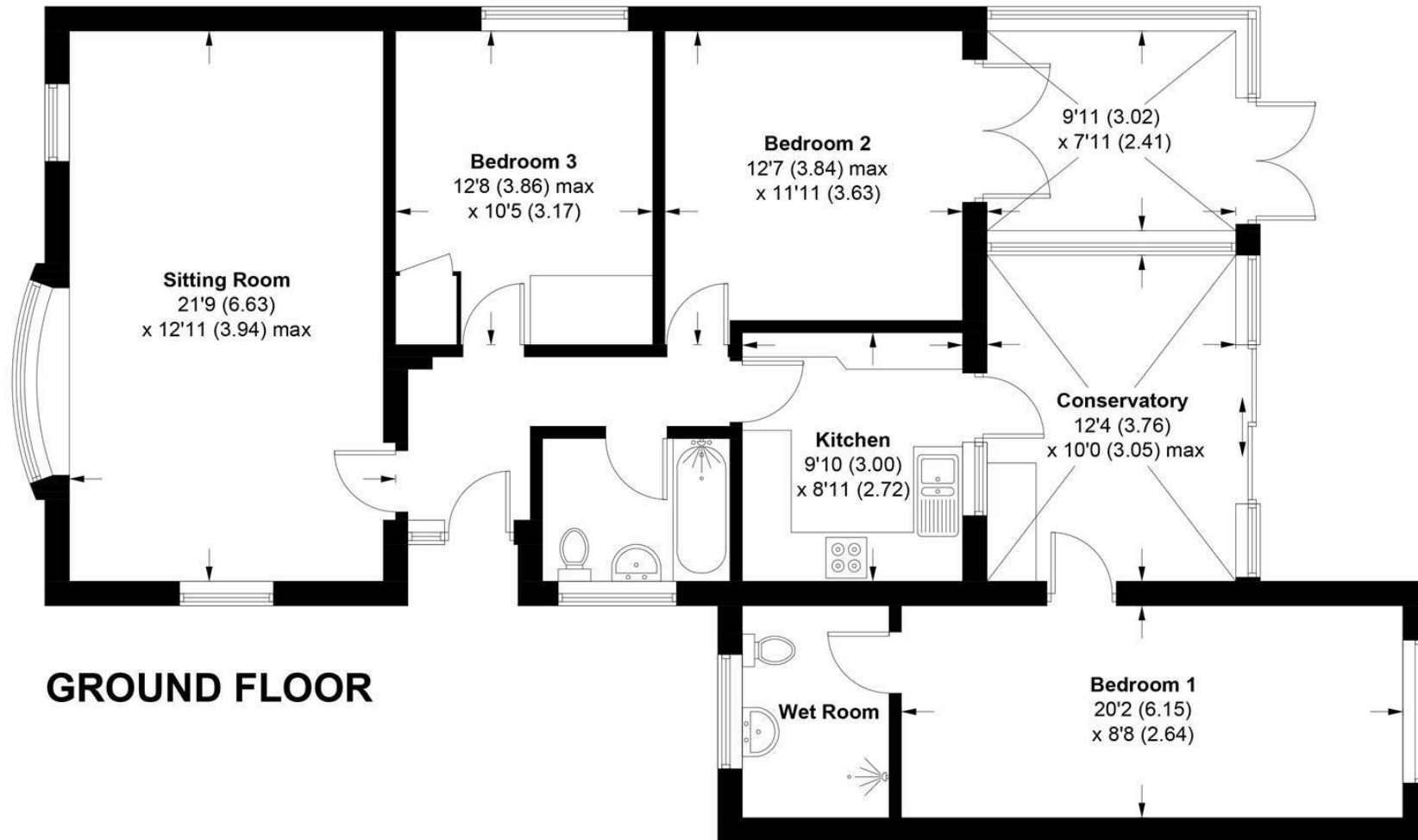






# 17, Grayswood Avenue, PO20 8HZ

APPROXIMATE GROSS INTERNAL AREA = 1277 SQ FT / 118.6 SQ M



## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID969561)

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