



Price Guide £385,000

24 Shalbourne Crescent, Bracklesham Bay, Nr Chichester, West Sussex PO20 8JY





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Situated on this popular, established residential estate within only 300 yds of the beach and 1/2 mile of the local shops and a bus route, a three bedroom, semi-detached house with detached garage and the benefit of additional parking for a further two cars. The property is offered with both gas fired central heating and uPVC framed double glazing with a layout that offers three bedrooms with a principal bedroom suite and two reception rooms. The pretty rear garden is enclosed with close boarded fencing and offers a great deal of privacy due to the established shrubs and trees.

Virtual Viewing Video Link: <https://my.matterport.com/show/?m=T5TeYWn4KFb>

ENTRANCE HALL: Stairs to the first floor.

CLOAKROOM: Pedestal wash hand basin and WC,

SITTING ROOM: "Adam" style fireplace with surround and hearth. Useful storage cupboard under stairs.

DINING ROOM: French doors leading out to the paved terrace and garden. Opening leading through to the kitchen.

KITCHEN: Range of matching "Maple" units floor and wall cupboards with drawer unit and one and a half bowl inset sink unit. Gas hob with built in electric cooker below and cooker hood over. Space for fridge and. plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING: Access to loft area. Airing cupboard with hot tank and immersion heater.

PRINCIPAL BEDROOM: Two double built in wardrobe units along one wall.

EN SUITE SHOWER ROOM: Power shower in fully tiled shower cubical. Part tiled walls, wash hand basin, low flush WC.

BEDROOM TWO:

BEDROOM THREE:

FAMILY BATHROOM: White suite with panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low flush WC.

OUTSIDE; The rear garden is enclosed with close boarded fencing and established shrubs and trees providing a great deal of privacy. There is a lawn area with a paved terrace, flower and shrub borders plus a number of mature trees.

Open plan front garden with a drive leading to a detached garage. There is additional parking on a gravel drive to the side for a further car.

DETACHED GARAGE: Up and over door, power and light, door to the rear garden.

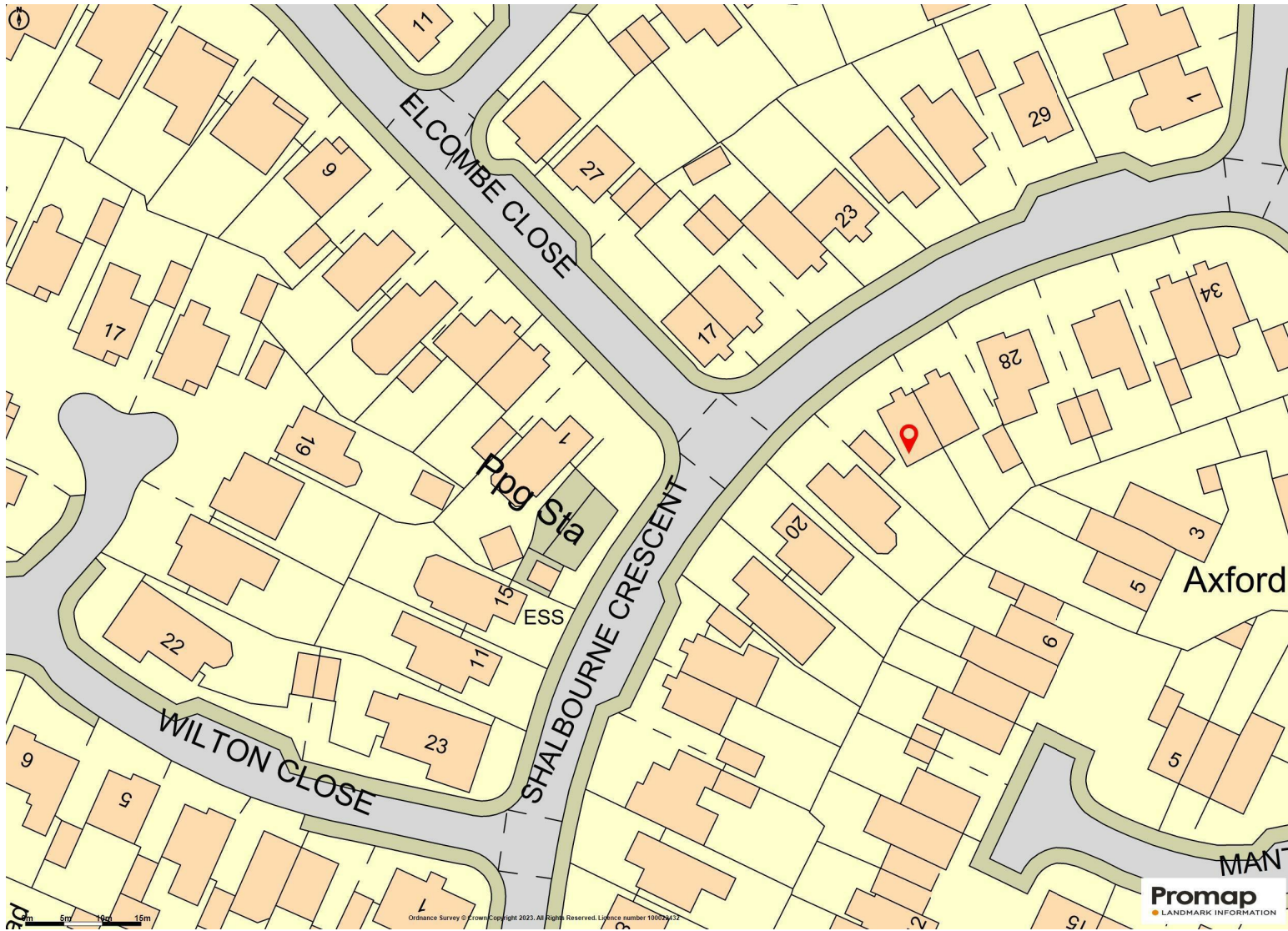
VIEWING By appointment with Baileys, 01243 672217.









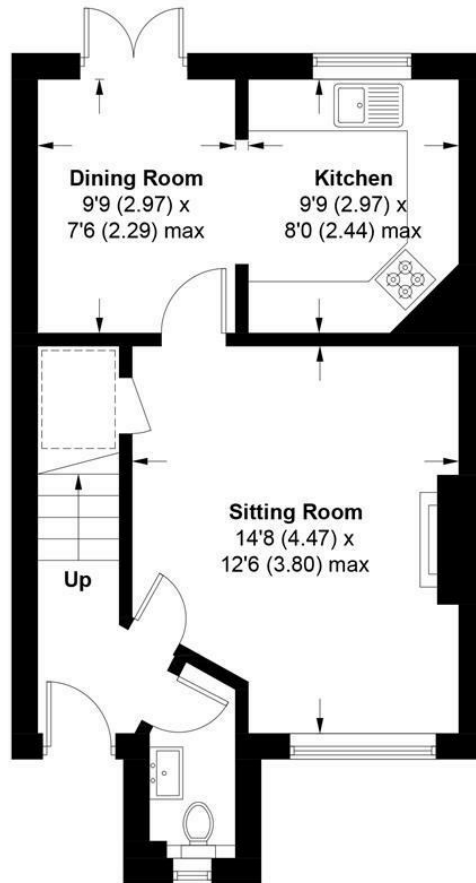


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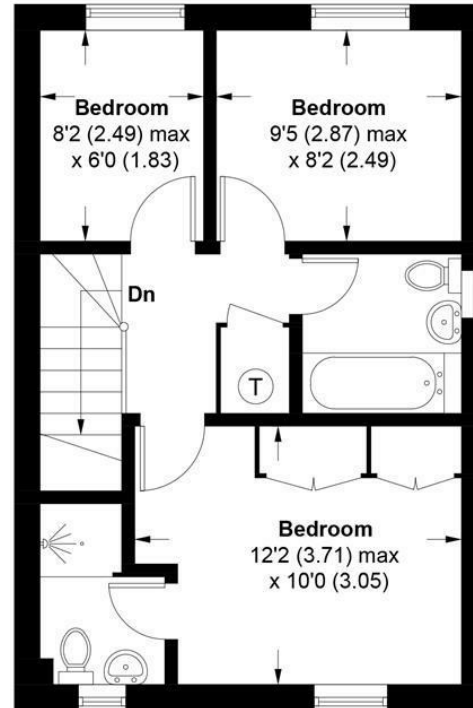
APPROXIMATE GROSS INTERNAL AREA = 820 SQ FT / 76.2 SQ M

GARAGE = 151 SQ FT / 14.0 SQ M

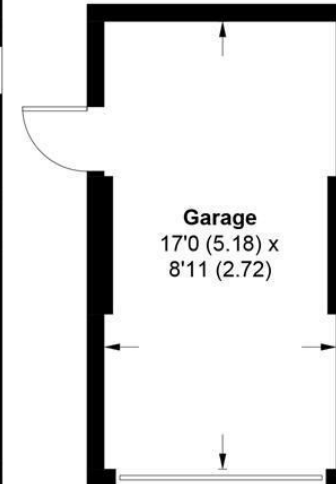
TOTAL = 971 SQ FT / 90.2 SQ M



**GROUND FLOOR**



**FIRST FLOOR**



(Not Shown In Actual Location / Orientation)

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. (ID1023219)

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