



Price Guide £1,500,000

Wight View East Bracklesham Drive, Bracklesham Bay, Chichester, PO20 8JW





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'Wight View' comprises a superb sea front plot of approximately 0.34 of an acre, located in East Bracklesham Drive with direct beach frontage onto a particularly quiet part of the beach and coastline, with views toward the Isle of Wight and Eastern Solent.

The existing property is older style and deemed to be of non-standard construction, with a tiled roof and pebbledash rendered elevations and offers huge potential subject to planning consents for a larger single or two storey property. The plot measures approximately 210' in depth with a road frontage of 50'. 262'

The current accommodation is light and airy, with vaulted ceilings and double glazed windows and includes a sun porch and patio area, leading into the sitting/dining room with feature wood panelling to walls and an open fireplace.

The kitchen comprises a range of built in floor and wall mounted cupboards, with stainless steel sink and drainer and space for electric cooker and upright fridge/freezer. There is a rear trades door leading to an outside wc, detached garden store with the gardens and grounds beyond. To the side and integral to the property is a single garage.

There are also three double bedrooms and a bathroom including bath with shower over, wc and wash basin.

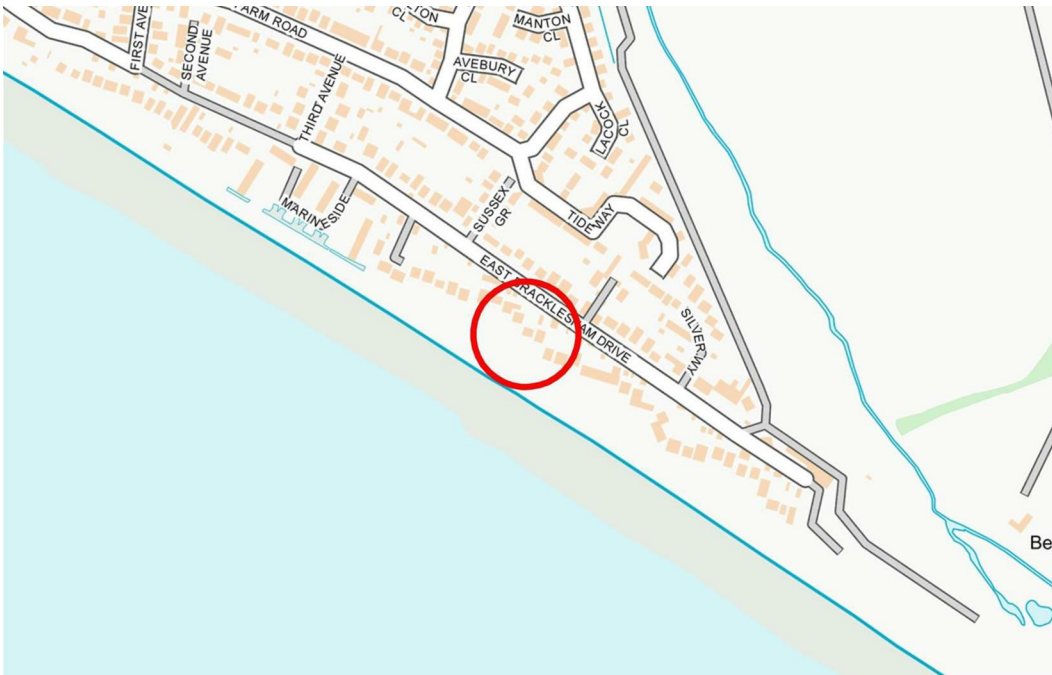
The property is approached from East Bracklesham Drive -

a private road with gated access to the plot and property with ample off road parking.

Bracklesham Bay adjoins East Wittering village to the west and Bracklesham Bay comprises principally residential properties with a small number of shops including a local Co-op, local stores and a number of popular cafes including Goat on Farm Road and Billy's on the Beach at the beginning of East Bracklesham Drive. Nearby in East Wittering village, a larger number of local shops and cafes abound including two bakeries, two fruit and vegetable retailers, two butchers and a fresh fish shop. There is also a local medical centre and dentist, plus a frequent bus service (Route 52) connecting to Chichester Mainline Railway station, Birdham, Bracklesham, East and West Wittering.

Please contact us to arrange a mutually convenient time to view, viewings are accompanied and only by pre- arranged appointment with Baileys.









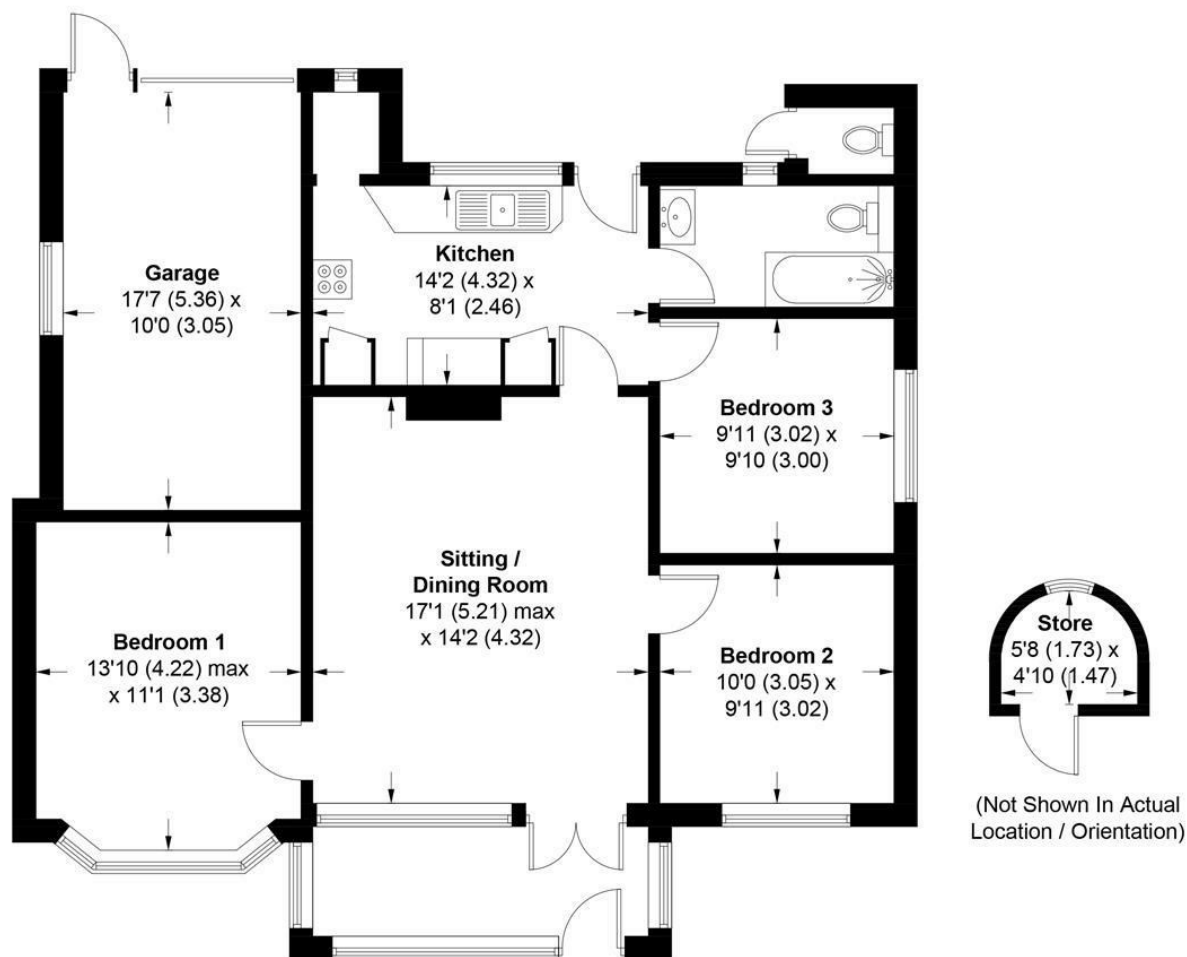


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APPROXIMATE GROSS INTERNAL AREA = 893 SQ FT / 83.0 SQ M

GARAGE / STORE = 201 SQ FT / 18.7 SQ M

TOTAL = 1094 SQ FT / 101.7 SQ M



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. (ID1037089)

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