



Price Guide £765,000

'Hacienda', Bracklesham Lane, Bracklesham Bay, Bracklesham Bay, West Sussex PO20 8JF





3



4



2



D



E

With the considerable advantage of having a separate, completely self-contained annex, this three bedrooms detached bungalow stands in established gardens extending to about 0.22 acre. In a semi rural location and backing onto fields 'Hacienda' offers the opportunity for a rarely available 'granny annex' or with a possible rental income flow. The beach is 3/4 mile away with a local shop just 1/2 mile and both East Wittering and Chichester are easily reached as the property is on the main bus route.

With upvc framed double glazing and gas fired central heating the accommodation comprises:

Virtual viewing links:

Main property: <https://my.matterport.com/show/?m=4vQdoVzTcna>

Annex: <https://my.matterport.com/show/?m=HDJkryCfezY>

Entrance Hall: Double built in cupboard. Access via loft ladder to Loft Room with skylight window, light and power.

Separate W.C.

Sitting Room: (SW and NW) Fitted 'coal affect' fire in marble surround.

Dining Room: (NW) Range of triple built in storage cupboards. Serving hatch and arched opening leading into Kitchen.

Kitchen/Breakfast Room: (NW and SE) Modern, contemporary styled wall and base cupboard units with quartz worktop and blue glass splash back. Built in 'Neff' double oven and 'Indesit' gas hob with cooker hood over. Plumbing for automatic washing machine and dish washer and space for tumble dryer. Space for large American style fridge/freezer. Peninsular unit with breakfast bar and porcelain single drainer sink.

Bedroom One: (SW and SE) Range of three double and a single built in wardrobes, built in dressing table. Additional built in high level storage cupboards over the bed area.

Bedroom Two: (SE) Door to the rear garden.

Bedroom Three: (NE)

Family Shower Room: (NE) Tiled shower cubicle with mains shower unit, pedestal wash basing and low level w.c. Chrome heated towel rail.

ANNEX: This is rated separately and is Band E.

Entrance Hall:

Sitting Room: (SE and SW) With glazed sliding doors leading on to a small terrace and the rear gardens.

Kitchen: (NE and NW) Range of wall and base cupboard units with single drainer, 1 and 1/2 half bowl sink unit, hob, built in cooker with gas hob over. Space for large fridge/freezer and plumbing for washing machine. Gas fired boiler for domestic hot water and central heating. Door to the outside.

Double Bedroom: (NE)

Shower Room: (NW) Fully tiled with corner shower cubicle, low level w.c. and corner wash hand basin.

Outside: The rear gardens are laid to lawn with an ornamental pond and large 'crazy paved' terrace area. The front garden has a gravel and paved parking area for several cars with a long drive leading to the workshop. The rear garden measures approx. 22.9m deep (75') with a rear boundary width of 20.4m (67.2'). The overall plots measures approx. 52.9m (172.9') in length.

Large Workshop measuring 11.05m (36'3") in length.

Viewing by appointment with the office please 01243 672217.











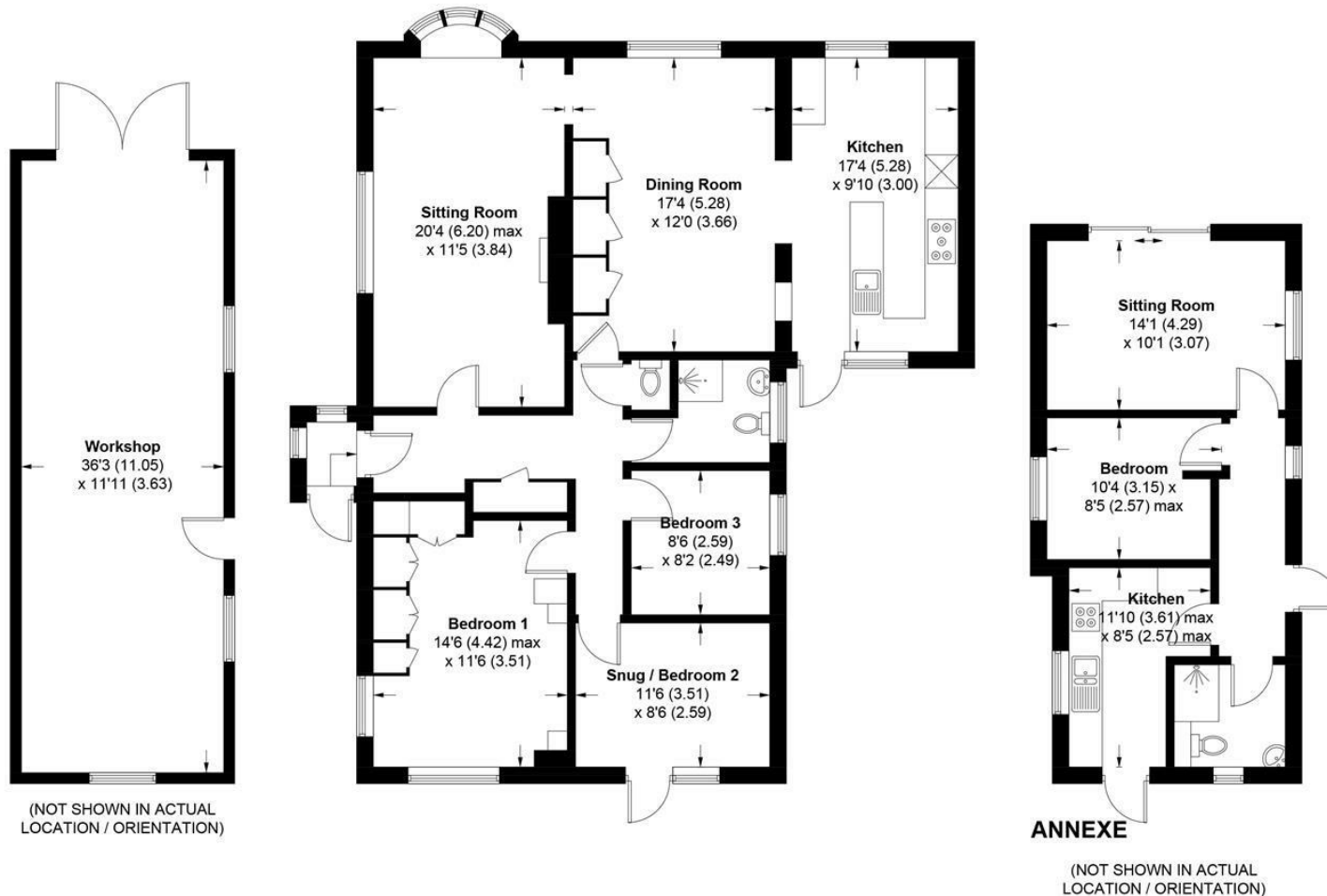
Hacienda, Bracklesham Lane, PO20 8AF

APPROXIMATE GROSS INTERNAL AREA = 1198 SQ FT / 111.3 SQ M

ANNEXE = 429 SQ FT / 39.9 SQ M

WORKSHOP = 434 SQ FT / 40.3 SQ M

TOTAL = 2061 SQ FT / 191.5 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. (ID1082987)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.