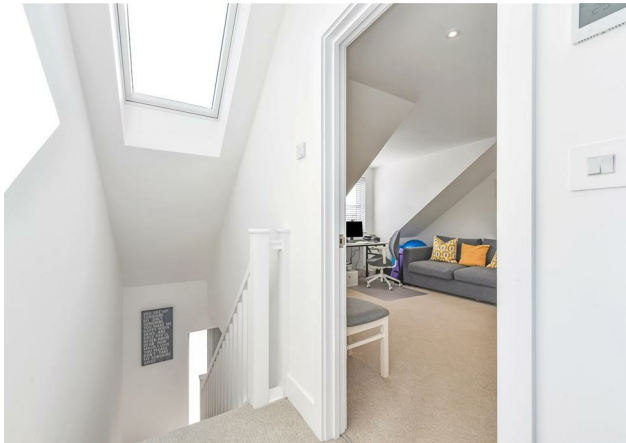




Price Guide £600,000

Grey Lodge Farm Road, Bracklesham Bay, Bracklesham Bay, West Sussex PO20 8JU





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3



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B



E

A 3 bedroom, contemporary style semi-detached home, conveniently located approximately 100m from the beach in Bracklesham Bay village, within a short walk of cafes, shops and the beach - a mecca for water sports including surfing, kite surfing and wind surfing.

The property was constructed by local developers Grey Tree and includes the balance of a 10 year NHBC warranty, high efficiency B rating EPC and attractive low maintenance landscaped rear garden, providing plenty of space for outside living and entertaining.

The deceptively spacious and like new accommodation, must be viewed to fully appreciate everything this property offers.

The entrance hall is generously proportioned with stairs rising to the first floor with understairs storage built in including a utility cupboard with space and plumbing for a stacked washing machine and tumble dryer.

From the hallway there are doors leading to the spacious open plan kitchen/dining/sitting room with bi-fold doors and roof lantern feature providing natural light to the interior living space. The kitchen area has been thoughtfully designed not to intrude into the prime living space and comprises a range of floor and wall mounted cupboards and drawers with fitted worktops including an inset sink, electric hob with filter hood, eye level double oven, integrated fridge/freezer, dishwasher and wine cooler, plus

an adjacent island unit with breakfast bar area. Other features include a contemporary styled wood burner and discreet wiring for wall mount tv and soundbar.

Also on the ground floor is a double bedroom - Bedroom 3 and a well appointed cloak room/shower room, with walk in shower, wc and wash basin.

On the first floor there are two further double bedrooms. Bedroom 1 overlooks the rear of the property and Bedroom 2 overlooks the front with a range of built in wardrobe cupboards.

The bathroom completes the first floor accommodation and comprises a free standing bath, walk in shower, wash basin and w.c.

The property is approached from Farm Road with paved off road parking for two vehicles.

There is side pedestrian access to the rear garden, which is fully enclosed and paved for ease of maintenance with three beach style huts providing useful storage. The rear garden provides a great outside entertaining area linked to the open plan accommodation adjacent.

All mains services

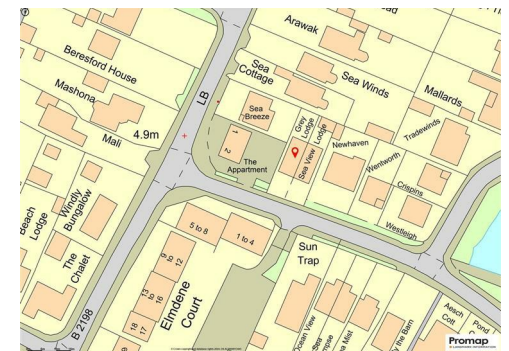
Viewing by appointment only with Baileys











Grey lodge, Farm Road, PO20 8JU

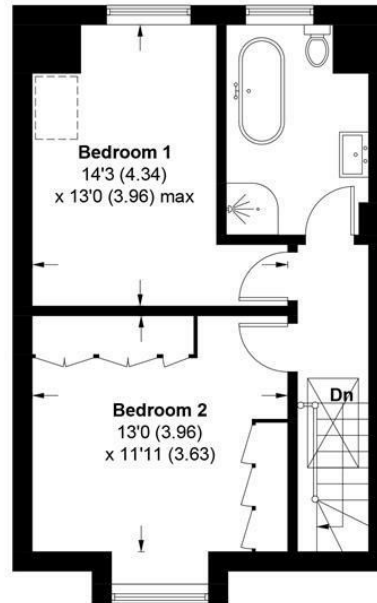
APPROXIMATE GROSS INTERNAL AREA = 1168 SQ FT / 108.5 SQ M

SHEDS = 104 SQ FT / 9.7 SQ M

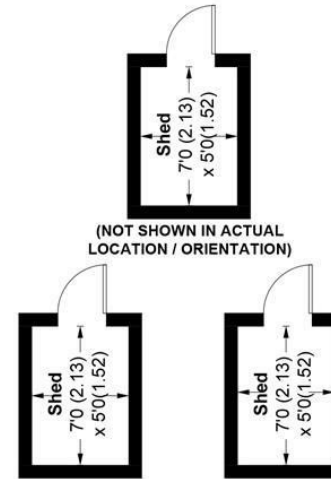
TOTAL = 1272 SQ FT / 118.2 SQ M



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

(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. (ID1123053)

Produced for Baileys Estate Agents

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