



Price Guide £500,000

8 Mere Close, Bracklesham Bay, Nr Chichester, West Sussex PO20 8AG

BAILEYS



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Located in the coastal village of Bracklesham Bay in a tucked away cul-de sac location, this beautifully presented 4 bedroom family home must be viewed to fully appreciate the flexible, family sized accommodation overlooking a green area to the front with garage and off road parking for two further vehicles.

The front door leads into the entrance hall, with cloak room and stairs rising to the first floor.

The sitting room is well proportioned with a feature bay window overlooking the green and fireplace.

The kitchen/breakfast room comprises a contemporary style family room space with breakfast bar island unit. Floor and wall mounted kitchen cupboards and drawers with extensive fitted worktops, inset sink, eyelevel double oven, hob with filter hood above, integrated dishwasher and fridge/freezer with doors opening into a modern style double glazed Conservatory with pitched roof with doors to garden.

Stairs to the first floor landing.

Bedroom 1 includes an ensuite comprising shower room, wc and wash basin.

There are three further good sized bedrooms plus family bathroom comprising a suite of bath with shower over, wc and wash basin.

Outside there is a small front and side area which has been gravelled for ease of maintenance.

The rear garden is secluded and backs onto neighbouring gardens and is fully enclosed with pedestrian gated access. The garden is principally lawned with paved areas and side door access into the garage.

All mains services. Contribution for maintenance of the green areas on the development for the year 2024 £336.

Viewing is highly recommended to fully appreciate both property and setting, which is within nearby walking distance of nearby parkland and the beach.

All viewings strictly by appointment with Baileys 01243 672217.









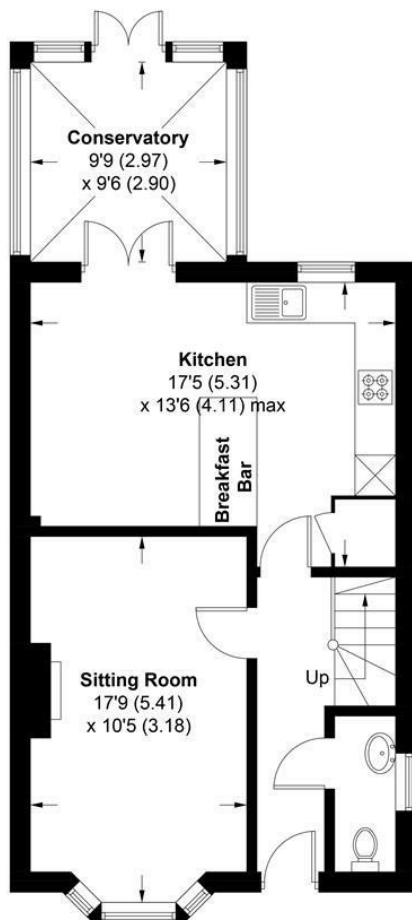


## 8, Mere Close, PO20 8AG

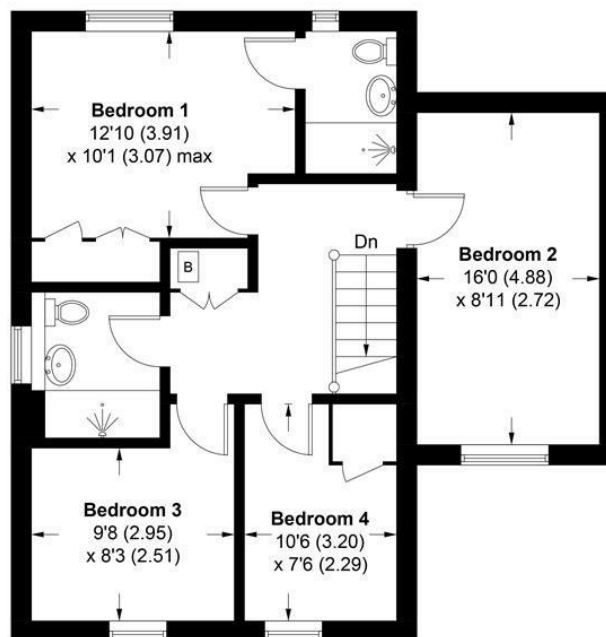
APPROXIMATE GROSS INTERNAL AREA = 1282 SQ FT / 119.1 SQ M

GARAGE = 158 SQ FT / 14.7 SQ M

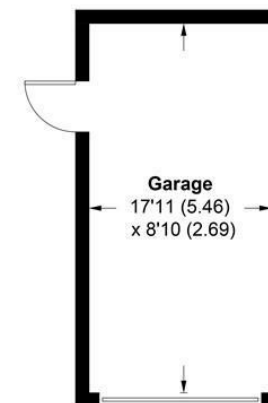
TOTAL = 1440 SQ FT / 133.8 SQ M



**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. (ID1123164)

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