



Price Guide £575,000

19 Rowan Way, Bracklesham Bay, Nr Chichester, West Sussex PO20 8FA

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Situated on this popular development built by Miller Homes in 2015 No. 19 in less than 1/2 mile of the beach while the local shop and bus route is just 300m away.

The property which has been used as a successful Airbnb rental is presented in immaculate order and has a very light and spacious interior with wooden finish floors to the ground floor and beige fitted carpets to the first floor. The easily maintained rear garden faces south and has enclosed boundaries with close boarded fencing and hedging and a full width paved terrace.

Link to Virtual Viewing: <https://my.matterport.com/show/?m=sxU9cM61H9p>

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

Entrance Hall: Double doors leading into the Kitchen/Dining Room.

Cloakroom: Low level W.C. wash hand basin and radiator. Ceramic tiled floor.

Kitchen/Dining Room: Comprehensive range of white gloss fronted wall and floor cupboard units with under pelmet lighting. Inset 1.5 bowl stainless steel sink with mixer tap. 'Zanussi' gas hob with cooker hood over, built in 'Zanussi' electric oven, integrated fridge/freezer, integrated dish washer and washing machine. Downlighters. Radiator.

Living Room: (S) A bright, full width room overlooking the south facing rear garden. Understairs storage cupboard. Double doors onto garden terrace.

First Floor Landing: (W) Access to loft area. Built in storage cupboard.

Principal Bedroom: (S) Built in wardrobe cupboard. Radiator.

En-Suite Shower Room: Full width shower cubicle with mains shower, glass screen and door. Pedestal wash hand basin and low level w.c.. Chrome ladder style heated towel rail. Ceramic tiled floor. Downlighters.

Bedroom Two: (N) Built in wardrobe cupboard. Radiator.

Bedroom Three: (N) Double built in wardrobe cupboard. Radiator.

Bedroom Four: (S) Double built in wardrobe cupboard. Radiator.

Family Bathroom: Panelled bath, full width shower cubicle with mains shower, glass screen and door. Pedestal wash hand basin and low level w.c.. Chrome ladder style heated towel rail. Ceramic tiled floor. Downlighters.

Outside:

South facing rear garden enclosed with close boarded fencing to all boundaries with established hedging. Raised deck area and flower borders enclosed by railway sleepers. Full width paved terrace. Wooden garden shed.

The Attached Garage is approached by a drive laid with brick quoins and has space for an additional car. Rear door into the garden.

Communal Charge: There is an annual cost of £595.14 per annum for maintenance of the Communal Areas

Viewing: By appointment with the office please 01243 672217.





















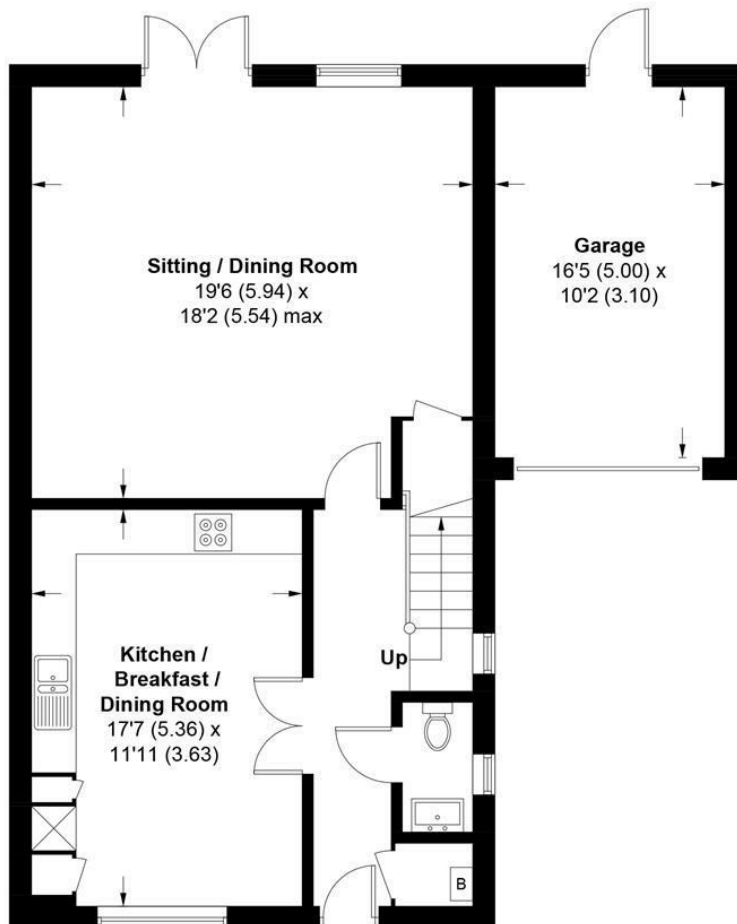


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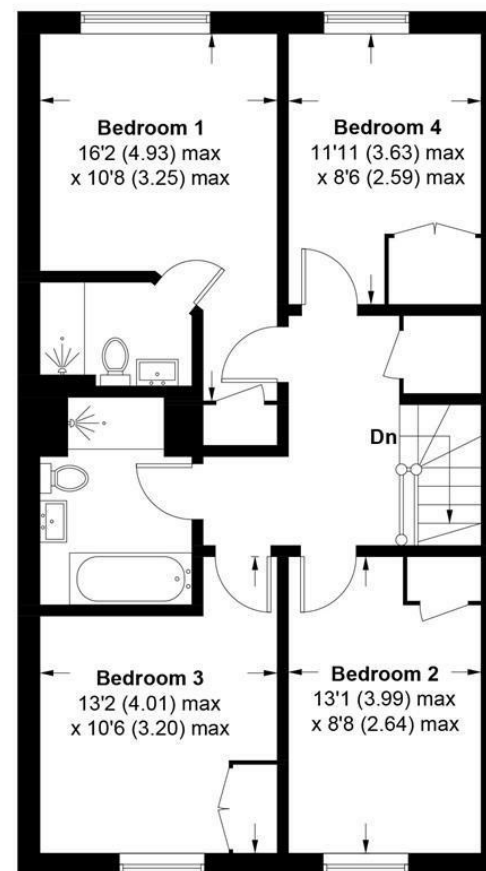
APPROXIMATE GROSS INTERNAL AREA = 1419 SQ FT / 131.8 SQ M

GARAGE = 168 SQ FT / 15.6 SQ M

TOTAL = 1587 SQ FT / 147.4 SQ M



**GROUND FLOOR**



**FIRST FLOOR**

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. (ID1179407)

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