



Price Guide £600,000

Richards Croft, Farm Road, Bracklesham Bay, Chichester, PO20 8JT





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Positioned on a lovely South-facing plot this 3-bedrooms bungalow provides excellent scope for modernisation and improvement.

Situated on the popular Farm Road this property is only moments from the beach and a short distance from the wonderful amenities Bracklesham now has to offer, such as GOAT coffee, The Beach Café and kiosk, Rewild Sauna and the Local Co-op. The bungalow offers spacious accommodation comprising a wide entrance hall, the family bathroom, three bedrooms, a large kitchen/breakfast room and a comfortable sitting room.

Outside the property enjoys an attractive South-facing rear garden with hedge borders, two paved patio seating areas, a single garage, a large gravel driveway and a pretty flower bordered front garden and pathway.

Viewing is highly advised and made by appointment with the Baileys office- 01243 672217

Please note exchange and completion will not be possible on this property until some legal documentation has been reissued. please contact the office for more information.

Entrance Hallway: Radiator, cupboard, loft hatch.

Bedroom 3: Storage cupboard, wooden curtain rail, radiator.

Family Bathroom: tiled flooring, inset bath with electric

power shower over, shower curtain, grab handles, wash basin, WC, radiator.

Bedroom 2: Double Room, radiator.

Kitchen/Breakfast Room: Tiled flooring, wall lined wooden units and composite kitchen worktops, Breakfast bar, Cooker, extractor fan, under counter fridge and freezer, stainless steel double sink with drainer, hotpot integrated dishwasher. Utility cupboard. Side door.

Bedroom 1: King size room, fitted wardrobes, wooden curtain rail, radiator, door to rear garden and patio.

Sitting Room: Spacious room with UPVC French doors into rear garden, multiple radiators.

Outside: Lawned rear garden with two paved seating areas and hedge borders. Single garage with side door. Large gravel driveway providing parking for multiple vehicles. Lawned front garden with pretty flower borders and pathway.











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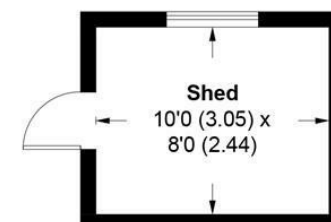
APPROXIMATE GROSS INTERNAL AREA = 1067 SQ FT / 99.1 SQ M

OUTBUILDINGS = 271 SQ FT / 25.2 SQ M

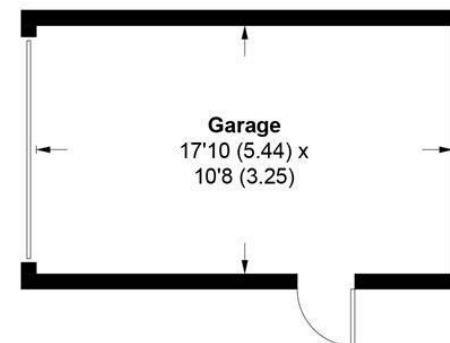
TOTAL = 1338 SQ FT / 124.3 SQ M



**GROUND 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. (ID1242169)

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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.