



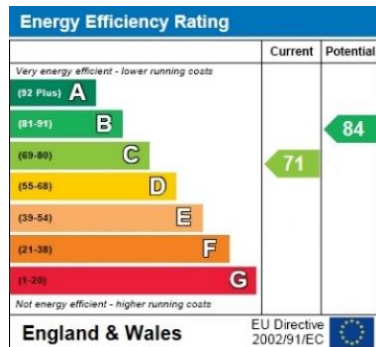
10 Mere Close Bracklesham Bay West Sussex, PO20 8AG

OIRP £499,950

This wonderfully spacious family home measures 1,415sq ft (including store) and presents in good order throughout. The ground floor has undergone some recent upgrades with the kitchen opened into the dining area to create a lovely open place space with modern, handleless kitchen. There is an additional sitting room with bay window to the front over looking the green. The garage has been converted and now offers both a storage area and a study, completing the ground floor accommodation is a separate cloakroom.

Upstairs you will find four double bedrooms with the principle bedroom having en suite facilities with a family bathroom serving the other bedrooms. The rear garden is mainly laid to lawn and offers a good deal of privacy from neighbouring properties and has a south easterly aspect. Off road parking for a number of vehicles is available to the front where you will also find access to the storage area.

Please note the EPC was carried out prior to the installation of solar panels, 8.5kw battery and triple glazing.



LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called 'Billy's' where you can enjoy a cold beverage by the sea, however further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

Tenure

Freehold

Council Tax

Band E

Sitting Room 13'5" (4.09m) x 11'7" (3.53m)

Kitchen Area 12'10" (3.91m) x 10'3" (3.12m)

Dining Area 10'9" (3.28m) x 8'4" (2.54m)

Utility

Bedroom 1 11'5" (3.48m) x 11'10" (3.61m)

En Suite

Bedroom 2 12'2" (3.71m) x 9'7" (2.92m)

Bedroom 3 12'1" (3.68m) x 9'7" (2.92m)

Bedroom 4 12'1" (3.68m) x 7'4" (2.24m)

Family Bathroom

Garage/Store 8'0" (2.44m) x 7'9" (2.36m)

Study 9'4" (2.84m) x 7'10" (2.39m)





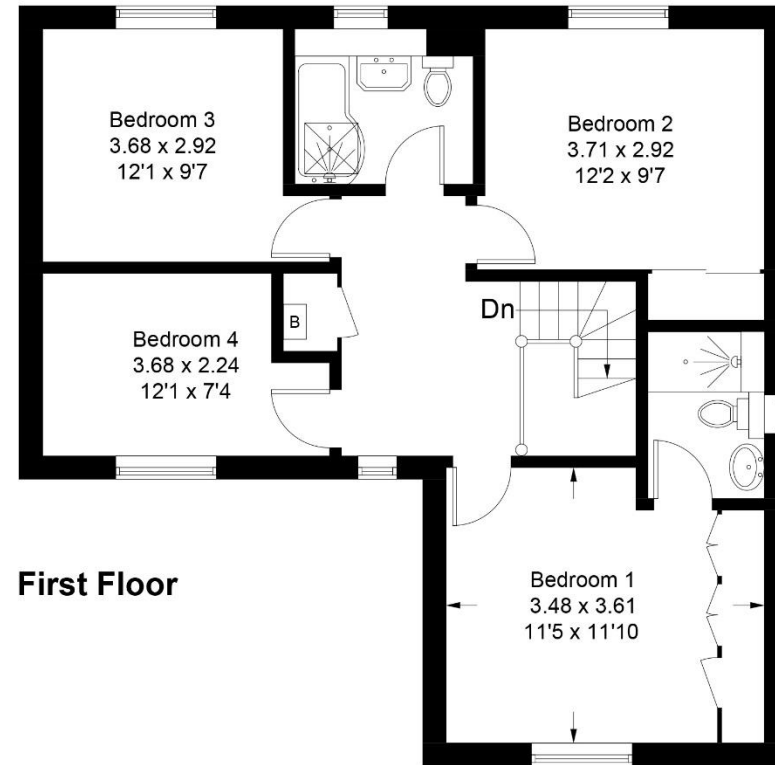
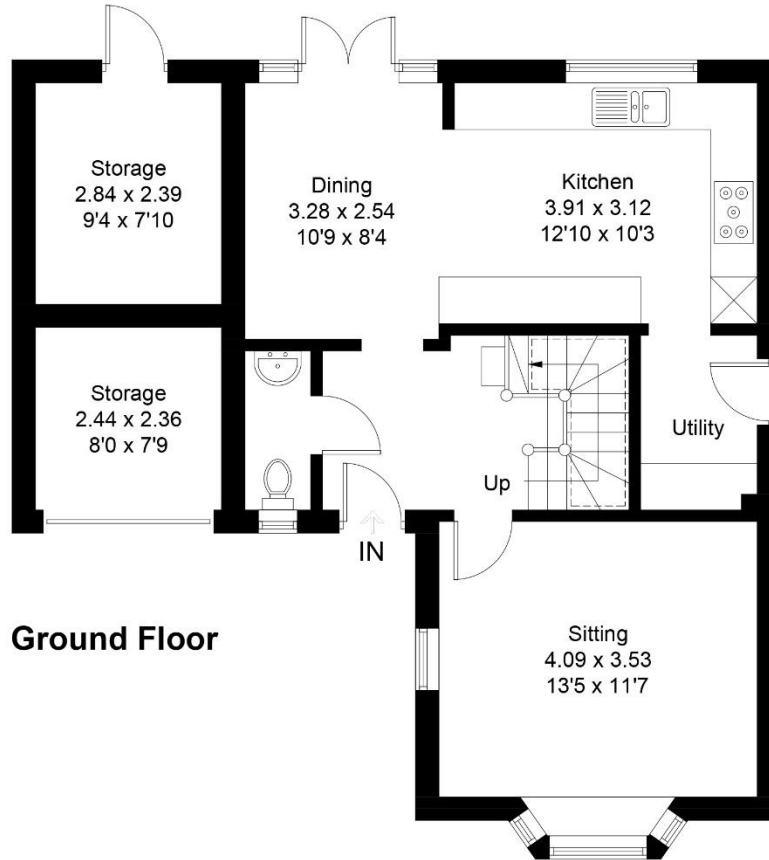
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Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

Storage = 13.3 sq m / 143 sq ft

Total = 131.5 sq m / 1415 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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