



Flint House, Sea Serpent Road, Bracklesham Bay PO20 8GA

Guide Price £675,000

Constructed by Miller Homes in 2022, Flint House is a charming family home located within the popular Bracklesham Grove development in Bracklesham Bay, West Sussex. This residence spans 1,638 sq ft (including the garage) and provides a versatile and spacious living environment. Flint House boasts lovely flint elevations that enhance its curb appeal. As a former show home, the property showcases exceptional finishes and thoughtful design throughout.

The home features a generous open plan kitchen and dining area with light stone coloured cabinets, contrasting black handles and granite work surfaces. A full set of integrated appliances and space for a family dining table make this space perfect for entertaining. French doors from the kitchen provide access to the garden. Adjacent to the kitchen, a utility room offers direct access to the side driveway and has space for a washing machine and tumble dryer.

The ground floor includes a spacious sitting room that offers room for a workstation or play area, making it a versatile space for relaxation or productivity. Additionally, there is a convenient guest WC. Upstairs, you will find four well proportioned bedrooms, all capable of accommodating a double bed and tastefully appointed. The principal suite boasts an en suite shower room and fitted wardrobes.

The fully enclosed rear garden features a patio, well-maintained borders, and is mainly laid to lawn, providing a very private and tranquil outdoor space that isn't overlooked.

The property includes driveway parking and a detached garage situated to the side. Flint House has also enjoyed a successful holiday let period, offering potential buyers an opportunity for income generation. Some furniture would be available for purchase, making this home even more attractive for those looking for a ready-to-move-in property. With several years remaining on the NHBC Warranty, Flint House is an excellent turnkey solution for buyers.



LOCATION

The property is located in Bracklesham Bay and is ideally positioned within an 8 minute, level walk to the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co Op, news agents as well as a number of coffee shops/eateries including the popular 'Billy's' where you can enjoy a cold beverage by the sea. 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 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 F

Entrance Hall

W.C.

Kitchen/Dining Room 22'4" (6.81m) x 14'5" (4.39m)

Sitting Room 22'5" (6.83m) x 14'5" (4.39m)

Utility 7'0" (2.13m) x 5'9" (1.75m)

Bedroom 1 12'1" (3.68m) x 11'6" (3.51m)

En Suite

Bedroom 2 11'7" (3.53m) x 10'7" (3.23m)

Bedroom 3 11'6" (3.51m) x 10'2" (3.1m)

Bedroom 4 11'7" (3.53m) x 8'5" (2.57m)

Family Bathroom

Garage 23'6" (7.16m) x 9'5" (2.87m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

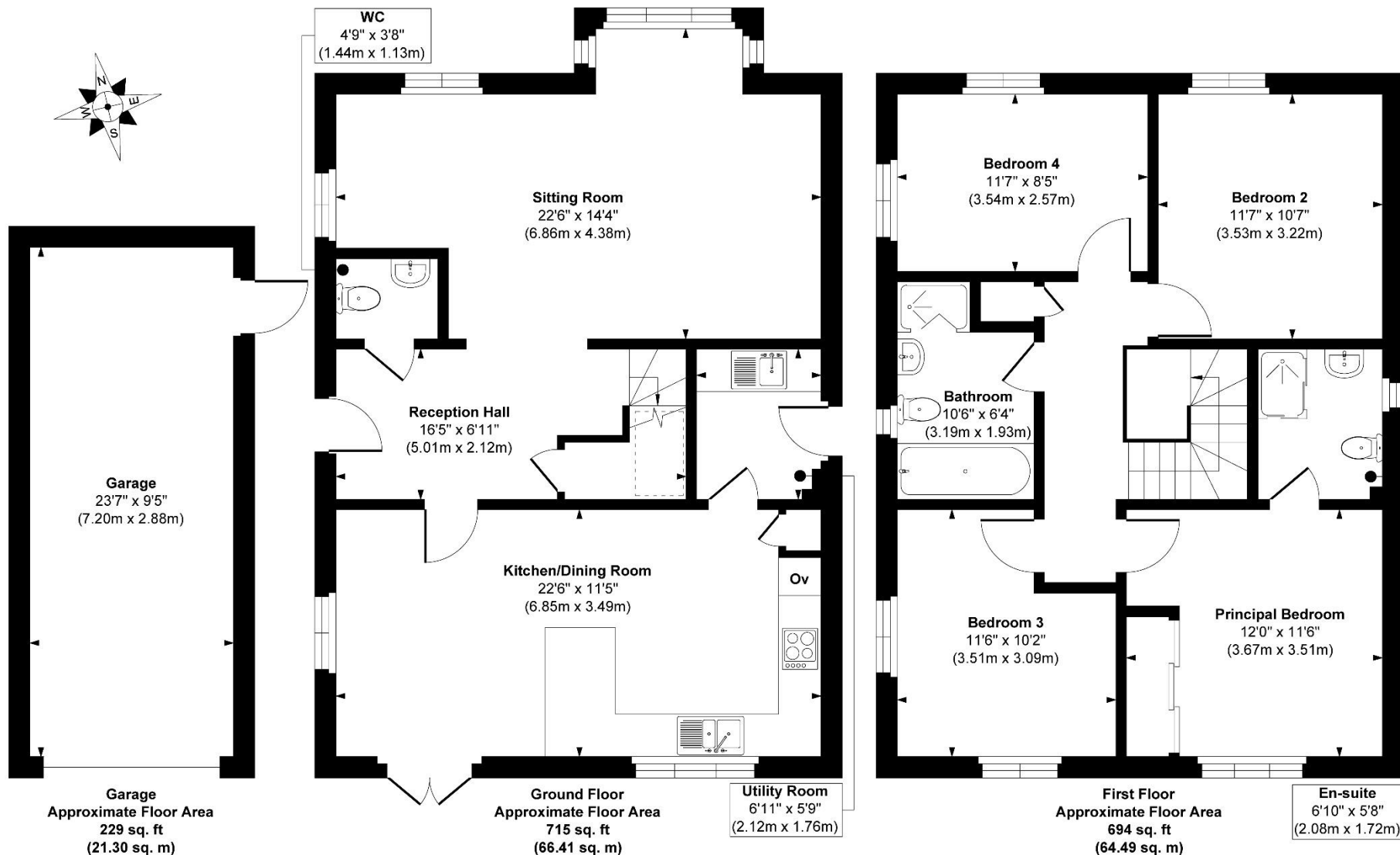


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