



12 Hornbeam Walk, Bracklesham Bay, West Sussex, PO20 8FN

Guide Price **£610,000**

Situated in the desirable coastal village of Bracklesham Bay, West Sussex, this detached bungalow measures 1.438 sq ft and is offered at £610,000. Ideal for families or those looking for a peaceful retreat, the property combines modern features with practical living spaces.

Upon entering, you are welcomed by a spacious entrance hall, complete with a handy double storage cupboard. The sitting room is generously sized and features a log burner, creating a cosy atmosphere for those winter evenings. Doors from the sitting room open onto the private rear garden, providing a seamless connection between indoor and outdoor spaces.

The kitchen is well equipped with integrated appliances and benefits from lots of natural light, thanks to a well positioned roof light. This bright and functional space is perfect for everyday cooking and entertaining and also features a handy breakfast bar.

The bungalow includes three double bedrooms, ensuring plenty of space for all. The master bedroom comes with an en suite shower room and has double doors leading directly to the garden, offering pleasant views and easy outdoor access. The third bedroom is also spacious and versatile. In addition to the en suite, there is a family bathroom, providing convenience for residents and guests.

The property includes a garage and off-road parking, accommodating multiple vehicles. The private and enclosed garden is perfect for outdoor activities and relaxation. It offers a blank canvas for customisation, complemented by well maintained, attractive borders and a summer house. The garden's design effectively extends the living space. With several years left on the NHBC Warranty, this property is ideal for those seeking a move-in ready home.



LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of 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 E

Entrance Hall

Bedroom 3 14'10" (4.52m) x 8'4" (2.54m)

Bedroom 2 14'10" (4.52m) x 12'0" (3.66m)

Bedroom 1 15'0" (4.57m) x 11'2" (3.4m)

En Suite

Family Bathroom

Sitting Room 19'5" (5.92m) x 14'9" (4.5m)

Kitchen 14'10" (4.52m) x 9'2" (2.79m)

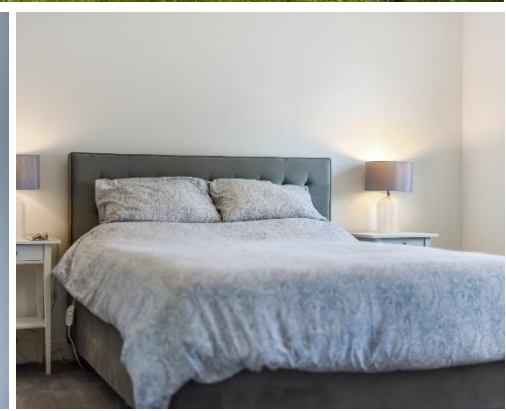
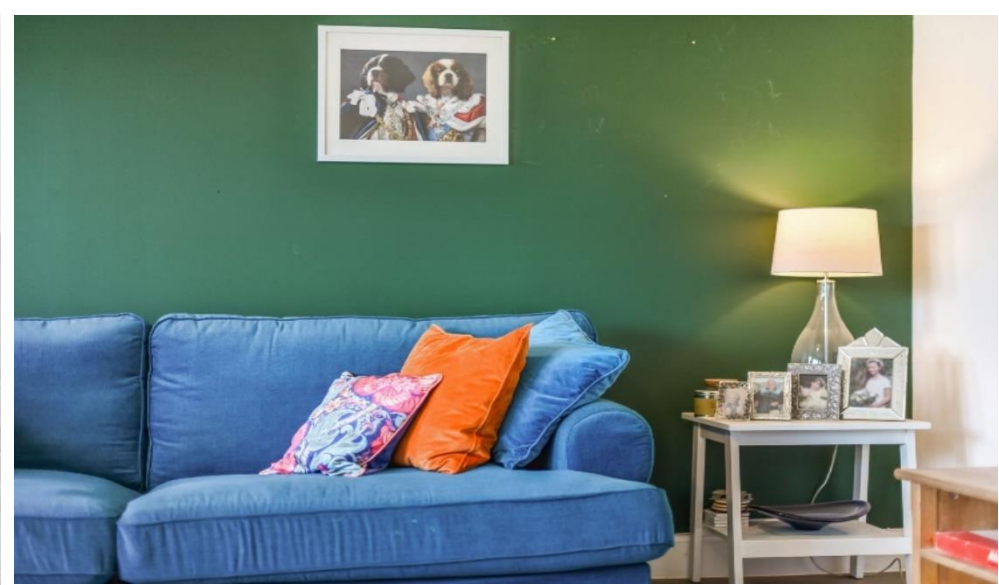
Garage 17'0" (5.18m) x 8'9" (2.67m)

Summer House 12'1" (3.68m) x 10'0" (3.05m)

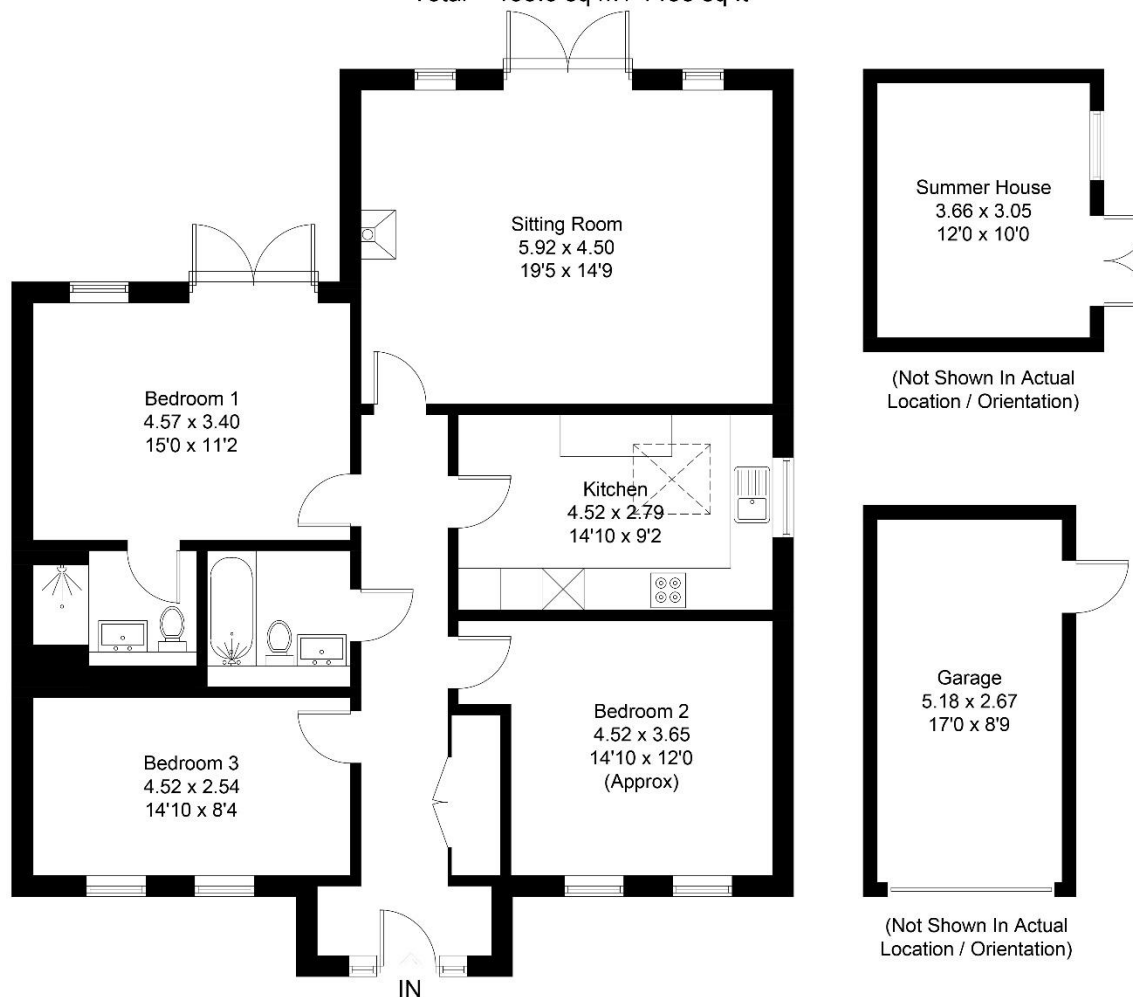
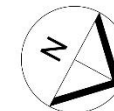
Agents Note

Estate Management fee of approximately £300 per annum payable to RMG.





Produced for Astons of Sussex
12, Hornbeam Walk, PO20 8FN
 Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Summer House = 11.3 sq m / 122 sq ft
 Total = 133.6 sq m / 1438 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		93
(81-91)	B	83	
(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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