



29 Woodborough Close, Bracklesham Bay, West Sussex, PO20 8UA

Guide Price **£450,000**

This contemporary detached home offers approximately 1,200 sq ft of internal accommodation (excluding the garage & garden room). It features well proportioned rooms decorated in neutral tones. Upon entering, a bright and inviting hallway provides access to the kitchen breakfast room, sitting room, and W.C, with stairs leading to the first floor landing. The kitchen is equipped with cream, shaker style doors, wood effect work surfaces and a suite of integrated appliances, creating a warm and functional space that conveniently flows into the dining room.

Upstairs, the home boasts three spacious bedrooms, each accommodating double beds comfortably. The primary suite features an en suite shower room, providing a private and modern retreat. A well-appointed family bathroom serves the other bedrooms, ensuring convenience for family and guests alike.

The rear garden has been thoughtfully landscaped and enjoys a desirable south easterly aspect with two patio areas, perfect for outdoor activities and relaxation. A standout feature is the stunning garden room with a skylight and adjacent store, offering a versatile space ideal for weekend guests or a home office. This garden room enhances the property's appeal, providing additional living space that can be enjoyed year round.

At the front of the property, there is off street parking and a detached single garage, offering ample storage and parking solutions..

Overall, this property combines contemporary living with practical features, making it an ideal choice for those seeking a stylish and comfortable home.



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 D

EPC C

Entrance Hall

Doors to WC, kitchen & sitting room. Stairs to first floor landing.

Cloakroom

Low level WC, wash hand basin.

Kitchen Breakfast Room 16'7" (5.05m) x 9'9" (2.97m)

A matching range of cream shaker style wall and base level units with wood effect work surface over. Inset one and a half bowl sink unit with mixer tap. Integrated fridge/freezer, washing machine, four ring gas hob with electric fan assisted oven under. Breakfast bar area and large under stairs storage cupboard.

Dining Room 10'3" (3.12m) x 9'8" (2.95m)

Double patio door to rear garden.

Bedroom 1 14'2" (4.32m) x 10'4" (3.15m)

Door to en suite.

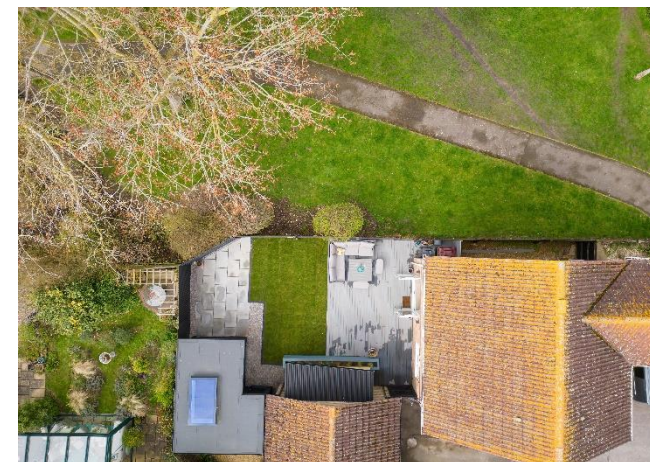
Bedroom 2 10'8" (3.25m) x 8'10" (2.69m)

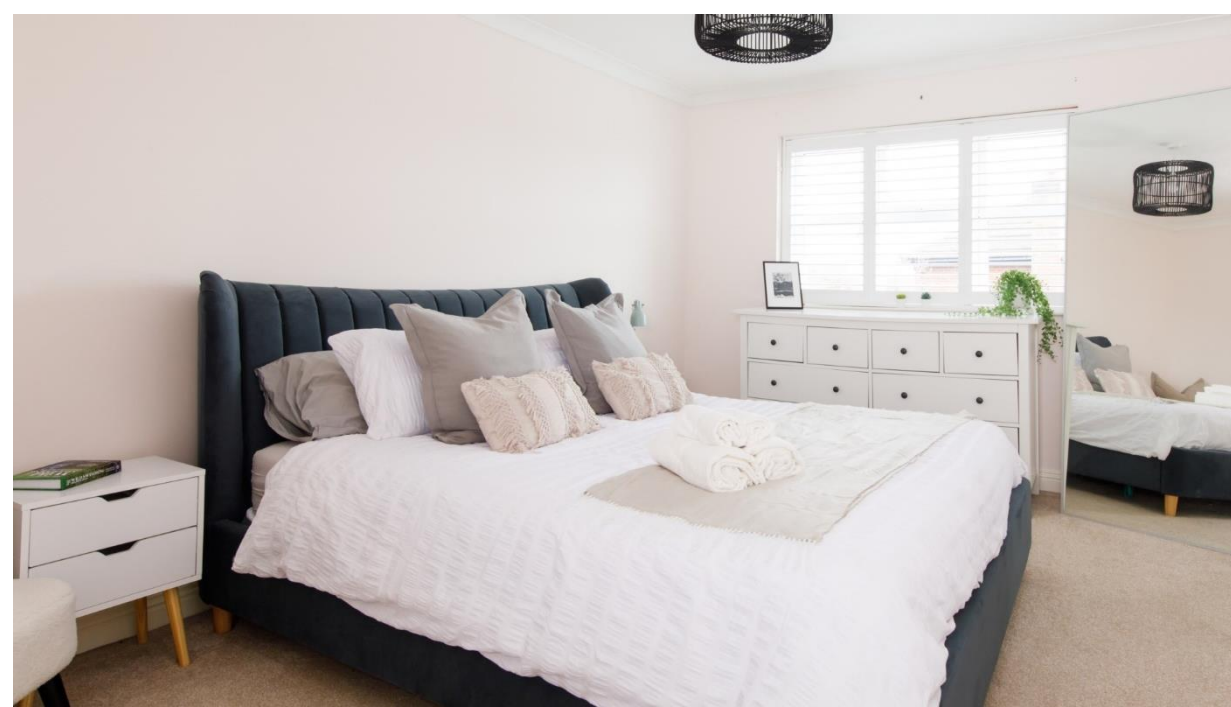
Bedroom 3 10'0" (3.05m) x 9'8" (2.95m)

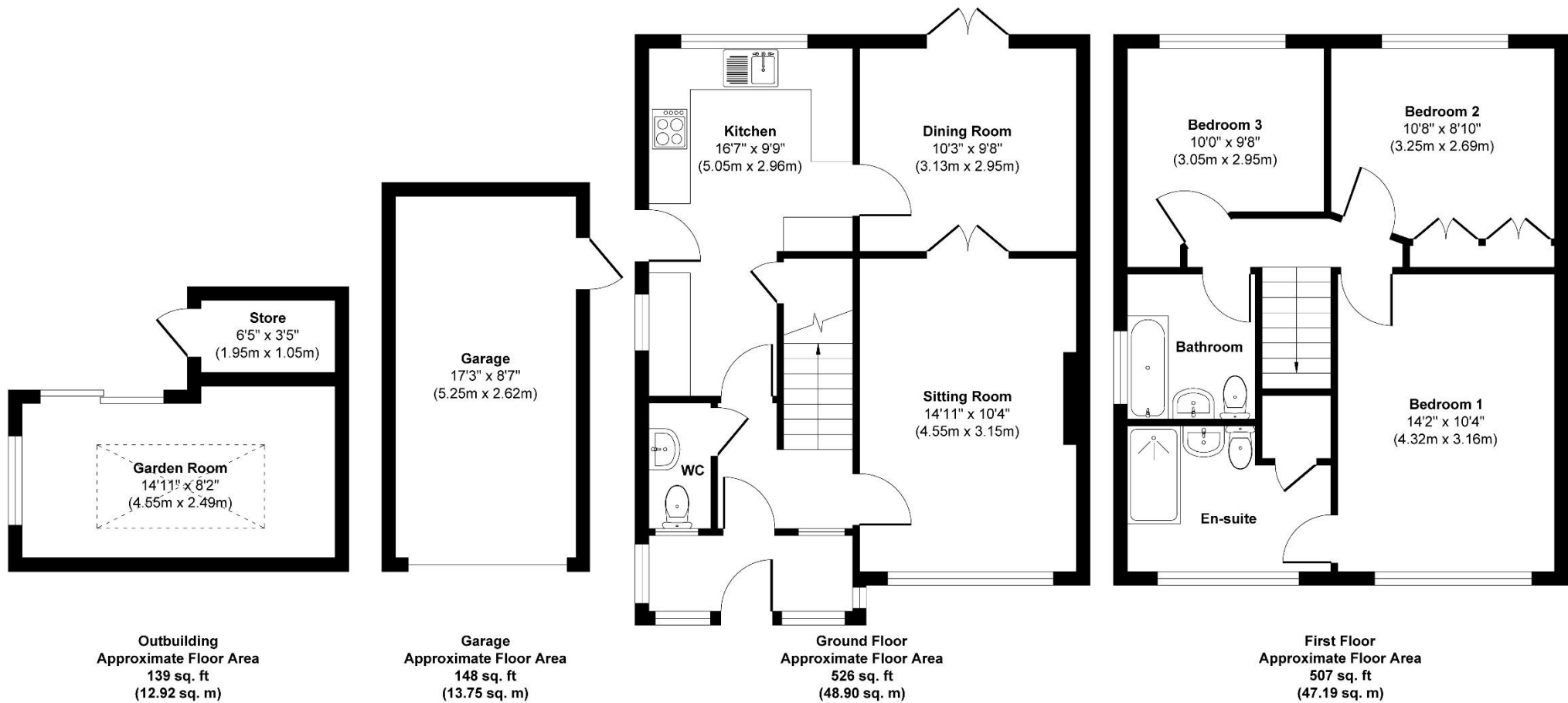
Family Bathroom

External & General

The property is approached via a shared driveway leading to a single detached garage with up and over door. Further parking is available to the front and side of the property.







Approx. Gross Internal Floor Area 1321 sq. ft / 122.76 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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