



15 Grayswood Avenue, Bracklesham Bay West Sussex, PO20 8HZ

Guide Price £385,000

Nestled in the charming seaside village of Bracklesham Bay, this detached bungalow offers a unique opportunity for those seeking a project to modernise a property to their own taste. The bungalow benefits from no forward chain, making for a straightforward purchase.

The heart of the home is the spacious sitting room, which enjoys a delightful southerly aspect. This feature ensures the room is bathed in natural light throughout the day, creating a warm and inviting atmosphere. The sitting room's generous proportions provide ample space for both relaxation and entertaining.

The property includes two well proportioned bedrooms, offering flexibility for use as a guest room, home office, or nursery. The bathroom, although in need of updating, is functional and provides the basics for daily living.

Externally, the property boasts a detached garage, perfect for additional storage or a workshop. The rear garden is fully enclosed and mainly laid to lawn.

The driveway offers off road parking for at least two vehicles, a valuable asset in this sought after location.

Whilst the bungalow requires modernisation throughout, it presents a blank canvas for buyers looking to create a home tailored to their personal style. Its potential, coupled with the desirable location in Bracklesham Bay, makes it an appealing prospect.



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 D

EPC

C

Entrance Hall

Sitting Room 21'10" (6.65m) x 12'9" (3.89m)

Kitchen 12'8" (3.86m) x 10'4" (3.15m)

Bedroom 1 12'7" (3.84m) x 11'11" (3.63m)

Bedroom 2 9'10" (3m) x 9'0" (2.74m)

Bathroom

Garage 17'5" (5.31m) x 8'2" (2.49m)

Services

Main water, telephone, electricity, gas & drainage.



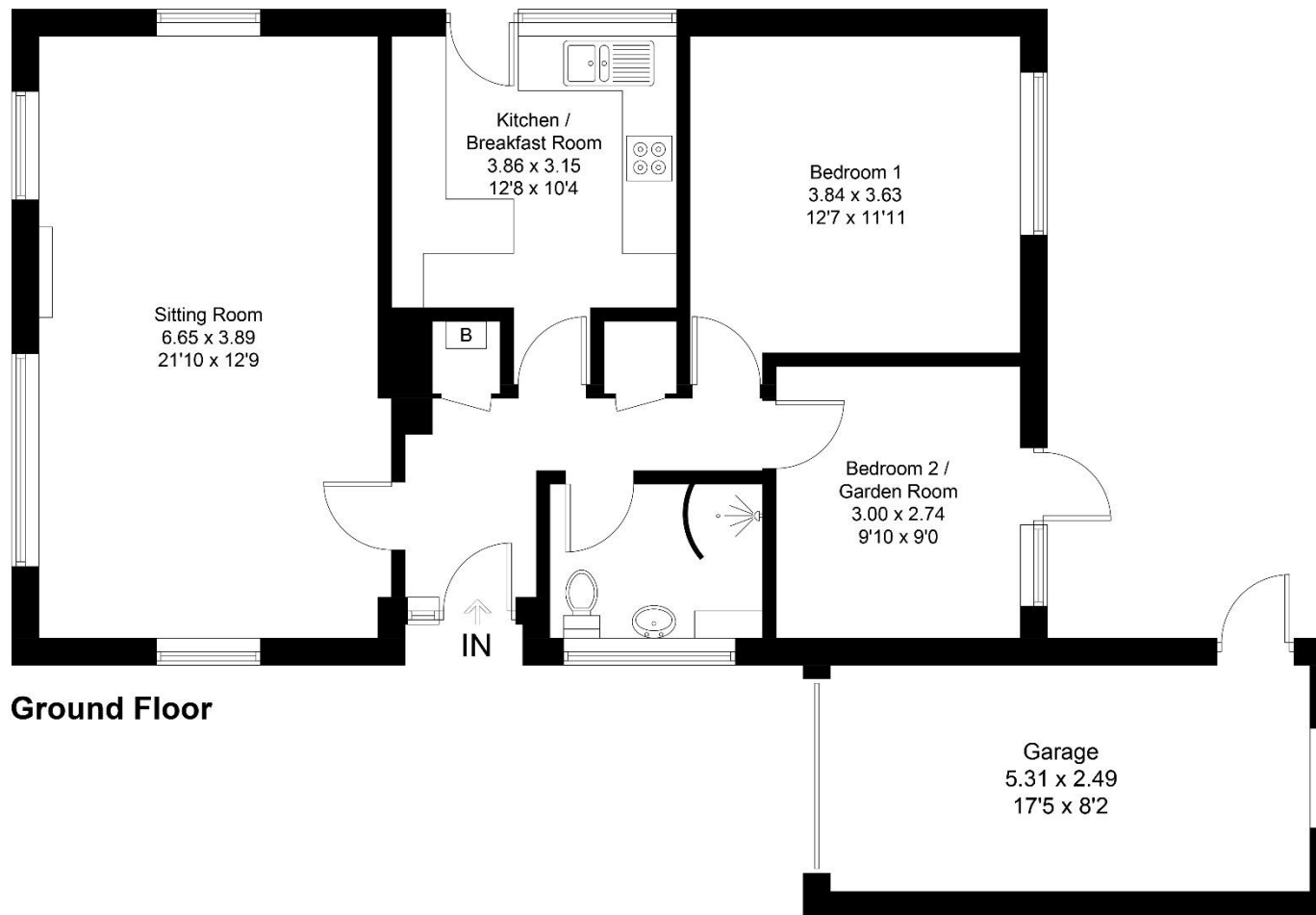
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Approximate Gross Internal Area = 71.7 sq m / 772 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 85.1 sq m / 916 sq ft



Ground Floor

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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