



Pond Cottage, Farm Road, Bracklesham Bay West Sussex, PO20 8JU

£475,000 ONO

Nestled in the picturesque coastal village of Bracklesham Bay, this unique chalet-style property presents a rare opportunity to acquire a spacious home with endless potential.

This charming residence boasts over 1,500 sq ft of living space, awaiting your creative touch to modernise and transform it into the perfect coastal retreat.

The property features four generously sized bedrooms, offering ample space for family living or accommodating guests. Two well proportioned reception rooms provide versatile areas for entertaining or relaxing, with the possibility to tailor these spaces to suit your lifestyle.

The chalet includes two bathrooms, ensuring convenience for a busy household.

The low maintenance, paved rear garden faces south, perfect for enjoying sunny afternoons and al fresco dining. Additionally, the property benefits from a garage and parking for two to three vehicles, addressing practical needs effortlessly.

Modern comforts are not overlooked, with double glazing throughout and Gas Central Heating powered by a contemporary boiler, ensuring year round warmth and energy efficiency.

While the property does require modernisation, it offers a solid foundation and abundant potential for remodelling to your specifications.



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

EPC

D

Entrance Hall

Lounge 19'7" (5.97m) x 18'7" (5.66m)

Dining Room 12'10" (3.91m) x 7'10" (2.39m)

Kitchen 12'3" (3.73m) x 5'4" (1.63m)

Utility Room 9'11" (3.02m) x 8'9" (2.67m)

GF Bathroom

GF Shower Room

Bedroom 4 16'0" (4.88m) x 7'7" (2.31m)

Bedroom 3 11'11" (3.63m) x 6'9" (2.06m)

Bedroom 2 11'10" (3.61m) x 9'1" (2.77m)

Bedroom 1 19'11" (6.07m) x 11'10" (3.61m)

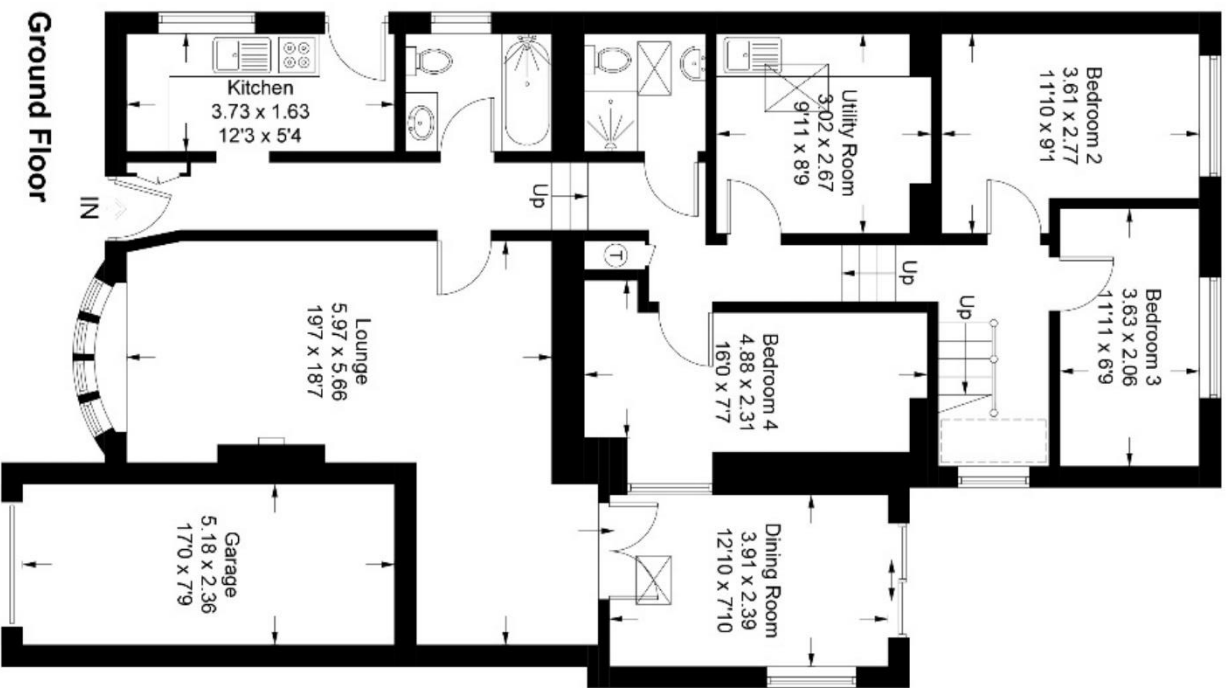
Garage 17'0" (5.18m) x 7'9" (2.36m)



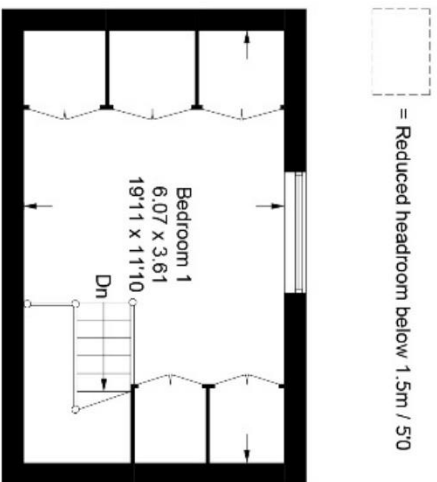


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Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft
 Garage = 11.7 sq m / 126 sq ft
 Total = 142.5 sq m / 1534 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. Measurements are approximate, not to scale. floorplansusketchn.com @ (ID1104336)



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