



Dunelm, Peerley Road, Bracklesham Bay West Sussex, PO20 8PD

Guide Price £430,000

Located just 300 metres from the beach, this three bedroom semi-detached property in Bracklesham Bay presents an excellent opportunity for buyers seeking a home with significant scope for modernisation and improvement.

The property features a spacious sitting room with direct access to a private, south facing rear garden, offering an ideal space for outdoor enjoyment. The garden is well proportioned and secluded, providing a quiet setting for relaxation or entertaining.

The kitchen, while functional, would benefit from updating to meet contemporary standards and offers potential for reconfiguration to create a more open plan living arrangement, subject to necessary approvals. Internal access to the garage adds further versatility, with options for storage or conversion.

The first floor comprises three bedrooms, all of which are generously sized and adaptable for a variety of uses. A family bathroom/shower room completes the layout, with scope for refurbishment to suit modern preferences.

The property benefits from timber double glazing, gas central heating, and a driveway to the front, providing off road parking for multiple vehicles. Although in need of comprehensive modernisation, this property represents an opportunity to create a tailored home in a highly desirable location. With a solid structure and potential for modernisation, it offers an appealing prospect for those with a vision for renovation.



LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are 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. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Tenure

Freehold

Council Tax

Band D

EPC

C

Entrance Hall

Cloakroom

Kitchen Breakfast Room 13'1" (3.99m) x 11'6" (3.51m)

Sitting/Dining Room 20'3" (6.17m) x 12'11" (3.94m)

Bedroom 1 12'11" (3.94m) x 12'8" (3.86m)

Bedroom 2 10'8" (3.25m) x 8'9" (2.67m)

Bedroom 3 9'8" (2.95m) x 7'1" (2.16m)

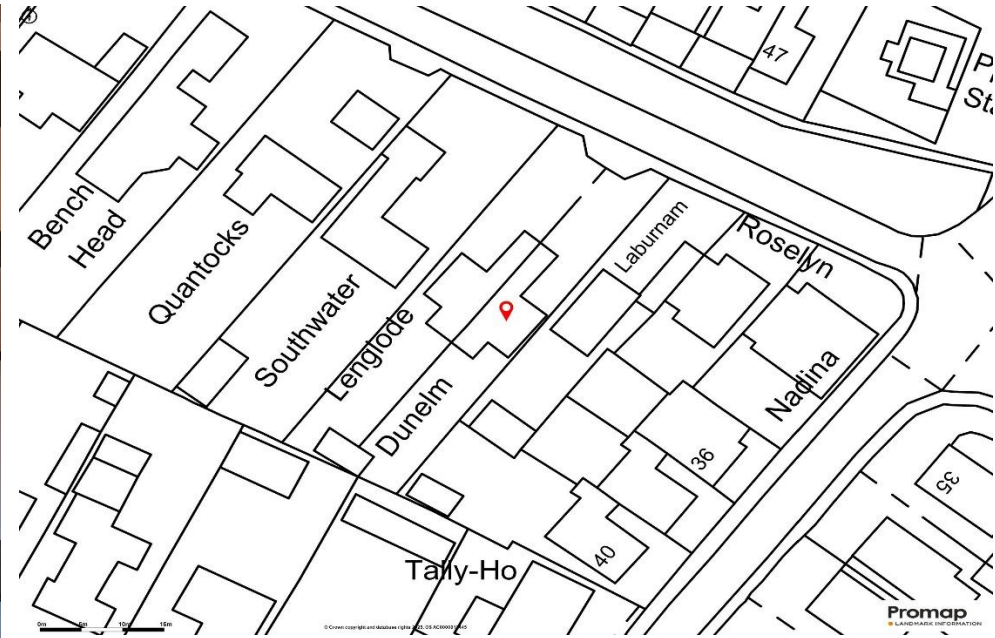
Shower Room

Garage 17'2" (5.23m) x 8'9" (2.67m)

External & General

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

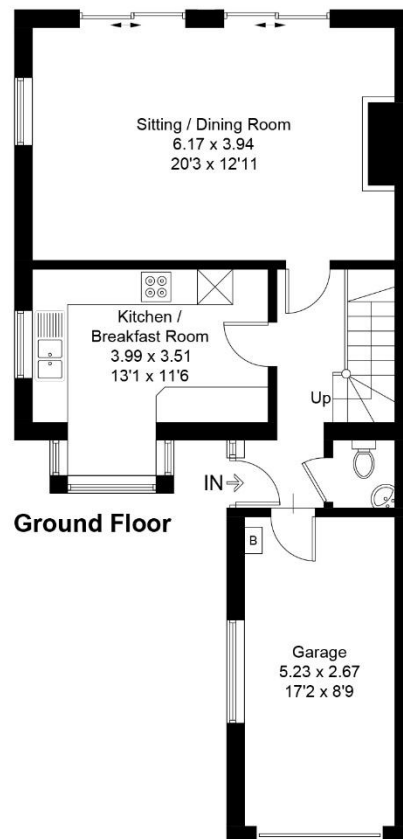




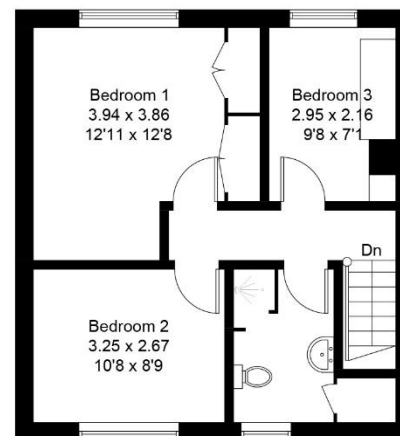
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft
(Including Garage)



Ground Floor



First 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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