



Seawinds, West Bracklesham Drive, Bracklesham Bay, PO20 8PH

Guide Price £850,000

Situated on a generous plot along a popular seafront road in Bracklesham Bay, this well proportioned detached chalet-style bungalow offers flexible accommodation and excellent living space, both inside and out.

The property is entered via a spacious and welcoming hallway, leading to a bright and airy south facing sitting room. The open plan kitchen and breakfast room provides a sociable space, seamlessly connecting to a family room, which also benefits from a south facing aspect. A conservatory extends from the kitchen, offering an additional reception area with views over the garden.

The bungalow offers four bedrooms, with two located on the ground floor and two on the first floor. The principal bedroom upstairs features an en suite shower room, and both first floor bedrooms benefit from fitted wardrobes. A family bathroom serves the ground floor accommodation.

Externally, the property boasts a substantial rear garden, primarily laid to lawn and fully enclosed, providing a private outdoor space. To the front, the large driveway offers ample off-road parking.

This well positioned home is ideally suited to those looking for a coastal lifestyle, with the beach and local amenities just a short distance away.



LOCATION

The property is located on the land side of the very popular West Bracklesham Drive and is within 100m of the 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 wide range of shops, cafes and restaurants and is steeped in rich architecture such as 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 | **EPC** C

Entrance Hall

Sitting Room 13'11" (4.24m) x 11'0" (3.35m)

Kitchen Breakfast Room 14'0" (4.27m) x 12'1" (3.68m)

Family Room 17'3" (5.26m) x 11'9" (3.58m)

Conservatory 16'5" (5m) x 7'8" (2.34m)

Bedroom 1 14'1" (4.29m) x 10'8" (3.25m)

En Suite

Bedroom 2

Bedroom 3 9'11" (3.02m) x 9'10" (3m)

Bedroom 4 9'10" (3m) x 8'10" (2.69m)

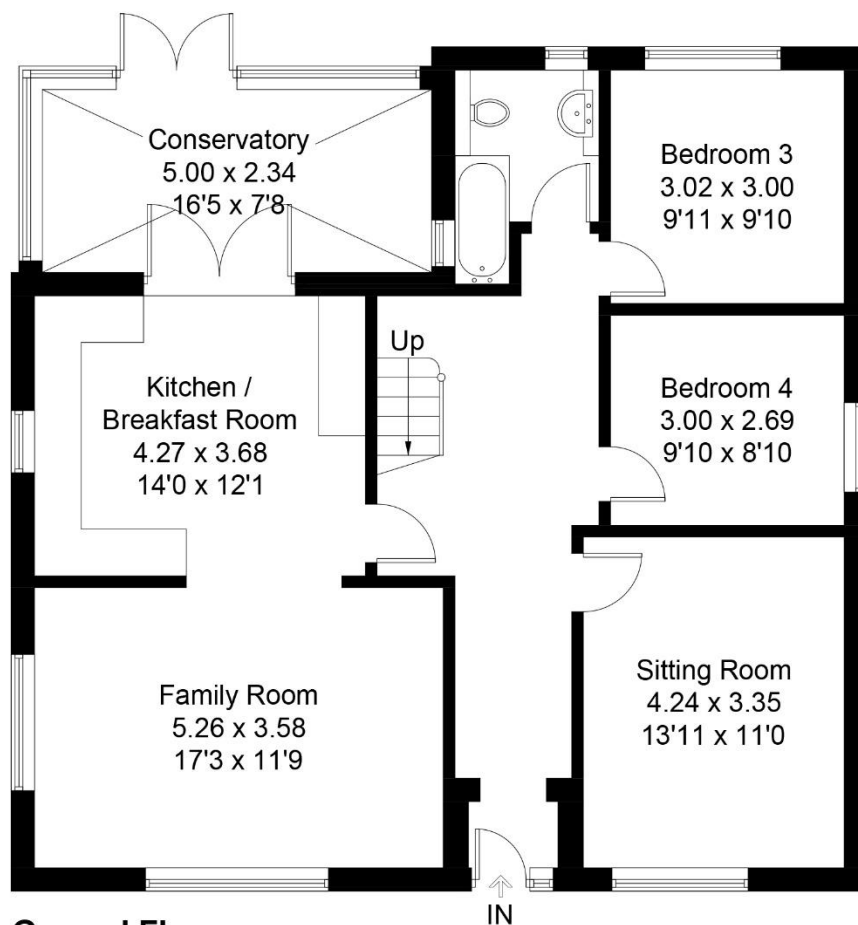
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



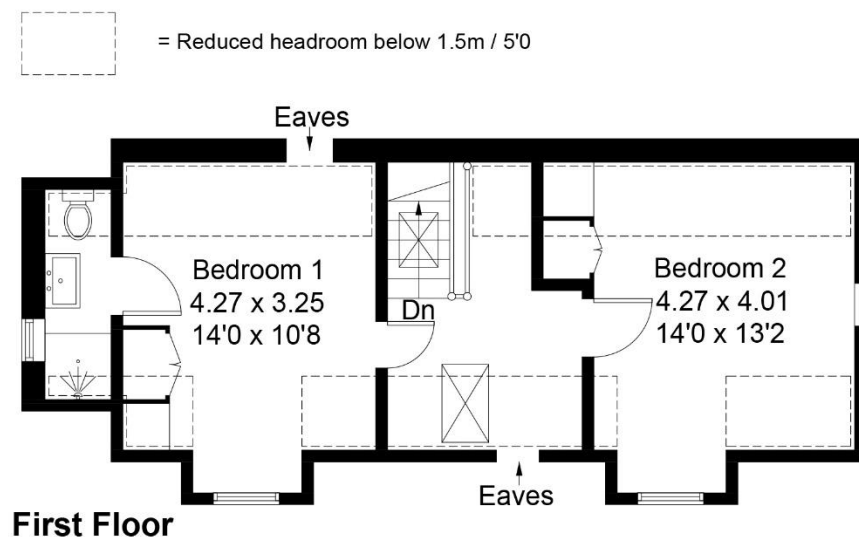


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Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft



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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