



Astons
of Sussex
Residential Sales & Lettings



Pine Croft, Bracklesham Lane, PO20 7JE

Pine Croft, Bracklesham Lane Earnley, PO20 7JE

Guide Price £625,000

This spacious detached chalet-style property offers generous and versatile accommodation, with five bedrooms arranged over two floors and excellent potential to update and remodel to suit a variety of needs. Located in a peaceful setting, the home enjoys a large rear garden that is not overlooked, offering a sense of privacy that is increasingly hard to find.

The ground floor provides ample space but would benefit from reconfiguration to maximise its potential. At the rear, the sitting room features French doors opening onto the garden, whilst a separate conservatory, accessed from the inner hallway, also enjoys views over the outdoor space.

The kitchen, whilst dated, is fully functional and offers plenty of scope for redesign and modernisation. Three of the property's five bedrooms are located on the ground floor, one of which features fitted wardrobes. A four-piece bathroom with a vanity unit serves these rooms, complemented by a separate ground-floor toilet for added convenience.

Upstairs, two further bedrooms provide flexible accommodation for family, guests, or home-working. The principal bedroom benefits from an en suite bathroom, giving it an element of privacy and comfort. As with the rest of the home, the upstairs spaces offer excellent scope for reconfiguration if desired, subject to the necessary consents.



Externally, the property`s appeal continues. The large rear garden is mainly laid to lawn, interspersed with a few mature shrubs and planters, and provides a true blank canvas for keen gardeners or those wishing to create a landscaped outdoor haven. Its private, not-overlooked position makes it ideal for relaxing or entertaining outdoors.

The property also benefits from ample off-road parking, with a gravel driveway able to accommodate multiple vehicles. There is an integral garage for additional storage or secure parking. Heating is provided via a Calor gas central heating system.

Whilst the property would now benefit from updating, it offers an exciting opportunity for buyers looking to create a bespoke home in a sought-after location. Its generous proportions, adaptable layout, and large garden make it suitable for a wide range of lifestyles, from growing families to those seeking multigenerational living.

LOCATION

Nestled along the stunning coastline of West Sussex, Bracklesham Lane in Bracklesham Bay offers the perfect blend of seaside charm and convenience. Known for its expansive beach, breathtaking sunsets, and excellent water sports, the area is a haven for those who love coastal living. Residents enjoy easy access to local cafés, restaurants, and shops, while the nearby village of East Wittering provides further amenities. The cathedral city of Chichester is just a short drive away, offering a wider range of shopping, dining, and cultural attractions. Whether you're looking for a tranquil retreat or an active lifestyle by the sea, Bracklesham Bay is a fantastic place to call home.

Tenure Freehold | **Council Tax** Band E | **EPC** F

Connected to mains water & electricity. Heating to radiators via LPG & private drainage.



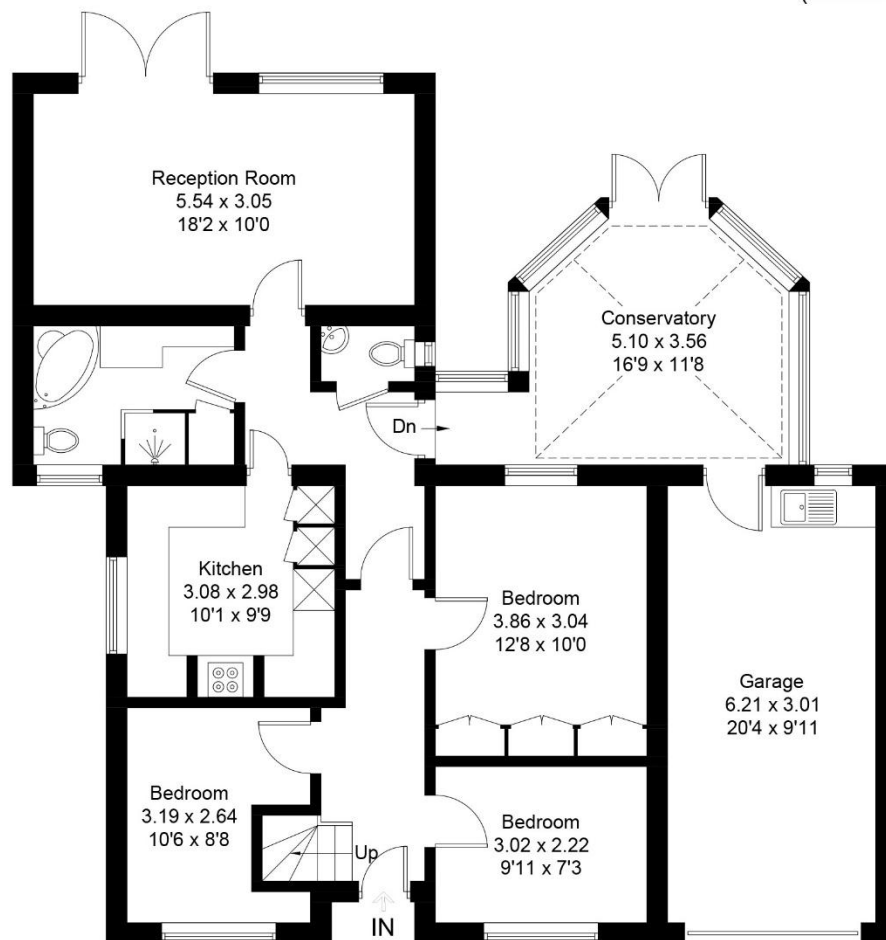
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Approximate Gross Internal Area = 164.3 sq m / 1768 sq ft

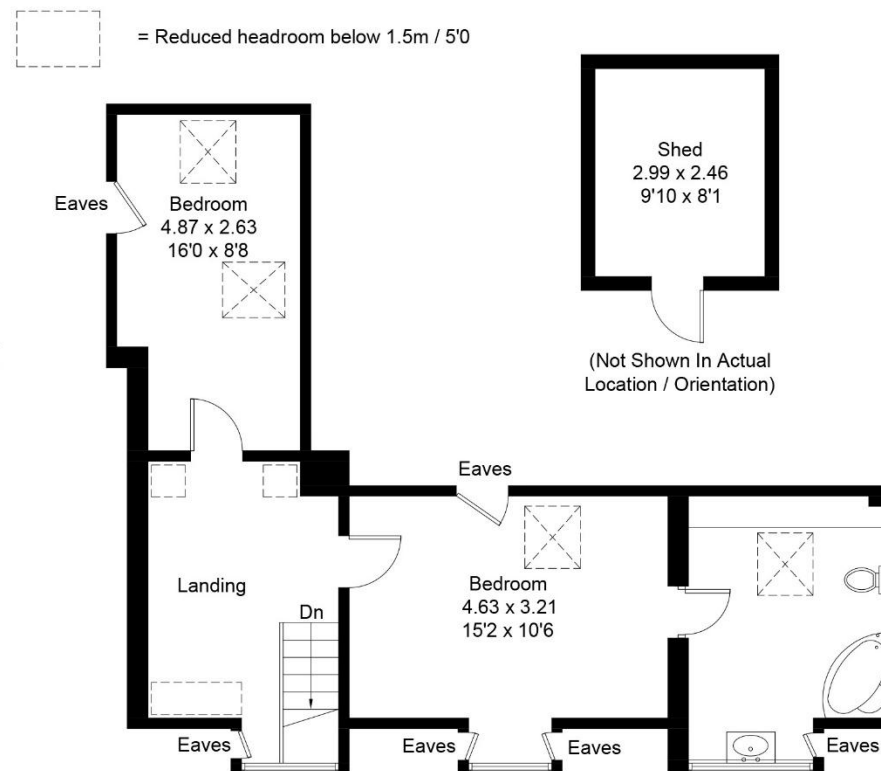
Shed = 7.3 sq m / 78 sq ft

Total = 171.6 sq m / 1846 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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