



Astons
of Sussex
Residential Sales & Lettings



Anchorage, Bracklesham Lane, Bracklesham Bay, PO20 8JF

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Guide Price £620,000

Nestled in the heart of Bracklesham Bay, this beautifully presented three bedroom detached bungalow offers a perfect blend of coastal charm and modern convenience. With a generous garden measuring approximately 186ft x 50ft and ample scope for development (subject to the necessary consents), this property is perfect for buyers seeking space and potential in a sought after coastal location, less than a mile from the beach.

A spacious central hallway provides access to all rooms, creating a seamless flow throughout the property. The sun lounge/conservatory is accessed directly from the sitting room, offering a bright and relaxing space to relax and enjoy views of the garden. Off the main hall, double doors welcome you into the generous kitchen/breakfast room, which is well equipped with ample storage and workspace. From here, a set of double casement doors opens into the sitting room, allowing for an open plan feel while maintaining defined living spaces. The sitting room itself is a cosy yet spacious retreat, complete with a charming log burner, and also provides direct access to the sun lounge.

The property boasts three well proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room. Both the principal bedroom and bedroom two feature fitted wardrobes, offering excellent storage solutions. The modern family bathroom features a four piece suite, including a bath, separate shower, washbasin, and WC, with space for utilities such as a washing machine and tumble dryer, ensuring additional practicality for everyday living.

Outside, the property truly shines, with a beautifully maintained garden set on a generous plot measuring approximately 186ft x 50ft. In addition to the detached garage and ample driveway parking for multiple vehicles, there is a large out building that could be re purposed as a workshop, studio, or additional storage.



The garden also benefits from a greenhouse and a shed, providing further storage and space for gardening enthusiasts.

With its generous plot size, the property offers fantastic potential to extend and/or remodel, subject to the necessary consents*, allowing buyers to create their dream coastal home. Additional features include double glazing throughout and gas fired central heating, ensuring the home remains warm and energy efficient all year round.

*Previously approved plans and drawings for remodelling and a loft conversion are available upon request, showcasing exciting potential for further development.

This charming bungalow presents a fantastic opportunity for those looking to embrace coastal living while enjoying a spacious and well appointed home. Viewing is highly recommended to fully appreciate all this delightful property has to offer.

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** C

Agents Note

The property is connected to mains gas, water & electricity and is on a private drainage system. Gas heating to radiators.



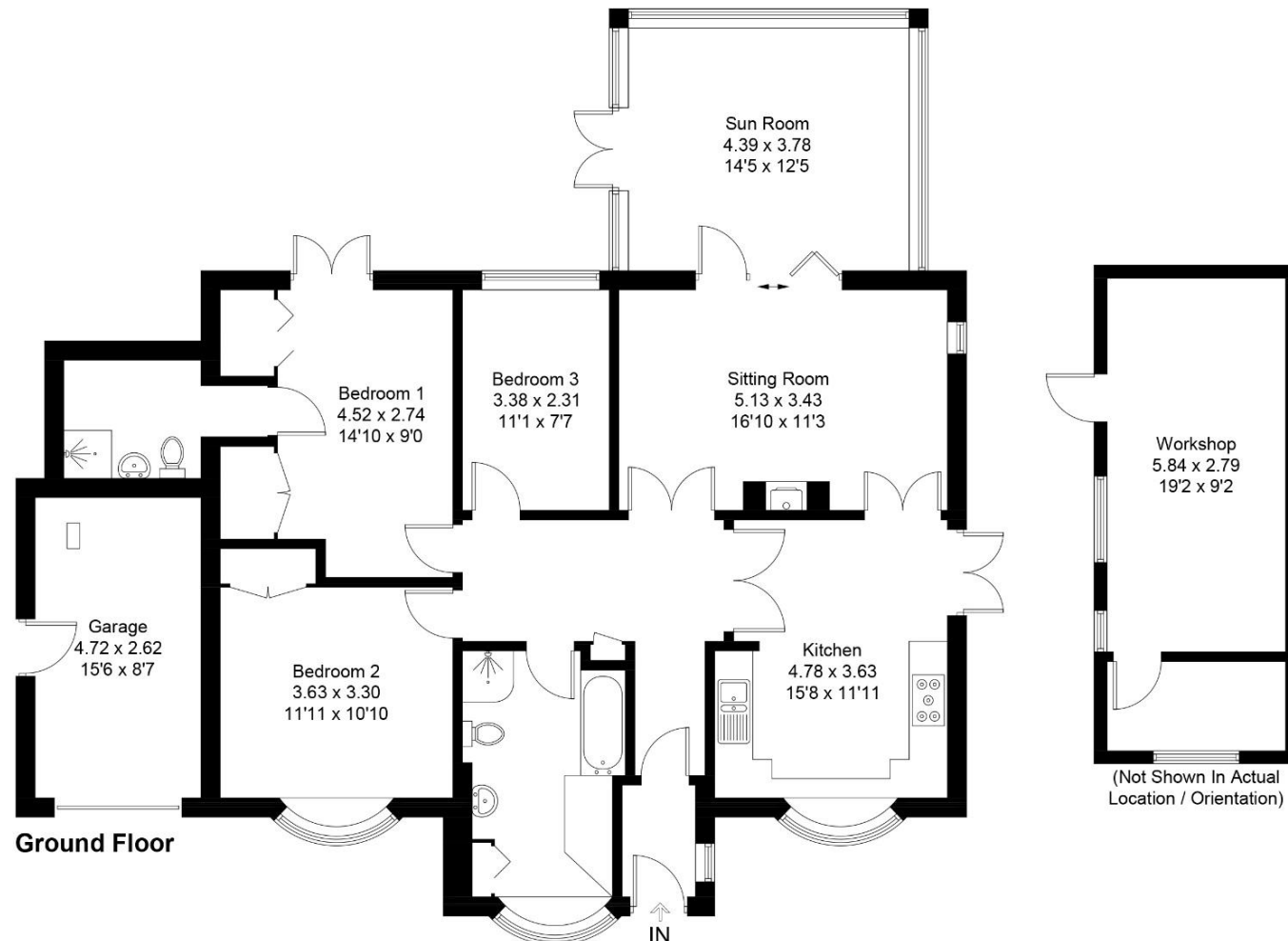
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Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft

Garage / Workshop = 33.1 sq m / 356 sq ft

Total = 152.4 sq m / 1640 sq ft



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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