



9 Pond Road, Bracklesham Bay, West Sussex, PO20 8HR

Guide Price £535,000

Situated in the sought after coastal village of Bracklesham Bay, this well proportioned three bedroom detached bungalow offers a fantastic opportunity for those looking to enjoy a relaxed coastal lifestyle. Positioned within easy reach of the beach, local amenities, and transport links, the property provides comfortable living space with excellent potential for modernisation and reconfiguration if desired.

Upon entering, a welcoming hallway leads to the sitting room—a bright and inviting space, perfect for relaxing or entertaining. Sliding doors provide access to the adjoining conservatory, an ideal spot to enjoy the garden views all year round. The kitchen, adjacent to the sitting room, is well equipped with ample storage and workspace, and there is potential to create an open-plan living space by knocking through into the sitting room, subject to the necessary checks.

The bungalow offers three generously sized bedrooms, including a master bedroom with fitted wardrobes. All three bedrooms benefit from stylish shutters, adding both privacy and a contemporary touch. The remaining two bedrooms provide flexibility for family living, guests, or home office use. A family bathroom, complete with walk-in shower and wash basin, is complemented by a separate WC for added convenience.

Storage is a key feature of this home, with multiple built-in cupboards located off the hallway, ensuring plenty of space to keep things organised.

Externally, the private rear garden is mainly laid to lawn and features a patio area, a timber shed, and well placed planters, making it an ideal outdoor space. The integral garage is accessed via the inner lobby off the conservatory, adding to the practicality of the home. To the front, there is off-road parking for several vehicles.



LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co Op, news agents as well as a number of coffee shops/eateries including the popular `Billy`s` where you can enjoy a cold beverage by the sea. 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with 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** D

Entrance Hall

Bedroom 1 14'8" (4.47m) x 10'1" (3.07m)

Bedroom 2 10'2" (3.1m) x 10'0" (3.05m)

Bedroom 3 12'2" (3.71m) x 8'11" (2.72m)

Family Bathroom

W.C.

Kitchen 12'9" (3.89m) x 8'0" (2.44m)

Sitting Room 16'6" (5.03m) x 12'11" (3.94m)

Conservatory 19'7" (5.97m) x 7'10" (2.39m)

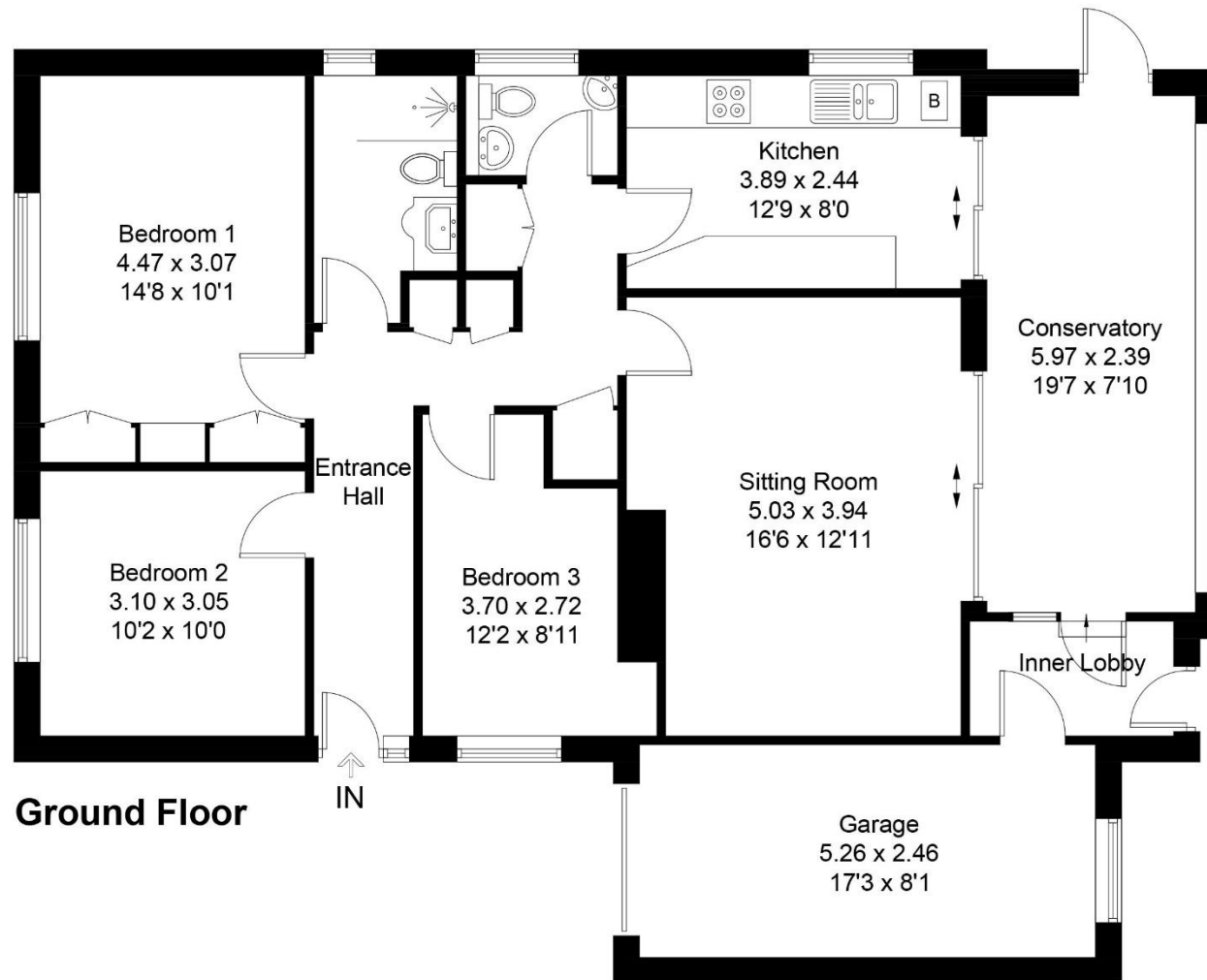
Garage 17'3" (5.26m) x 8'1" (2.46m)

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



Produced for Astons of Sussex
9, Pond Road, PO20 8EA

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft
(Including Garage)



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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