



Bracklesham Lane, Bracklesham Bay, PO20 8HP
Price Guide £725,000





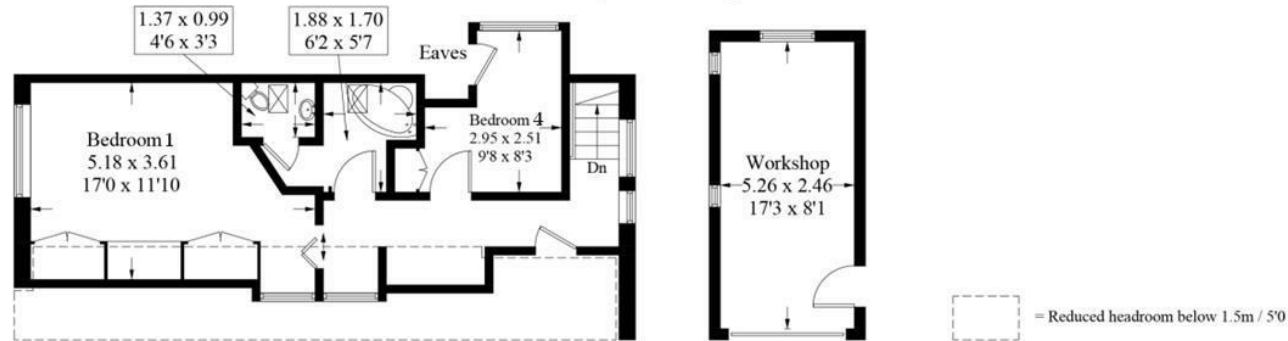
- FOUR/FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GARAGE WITH UTILITY AREA

- SITTING ROOM & DINING ROOM
- LARGE CORNER PLOT (63M X 15 M)
- CLOSE TO THE BEACH

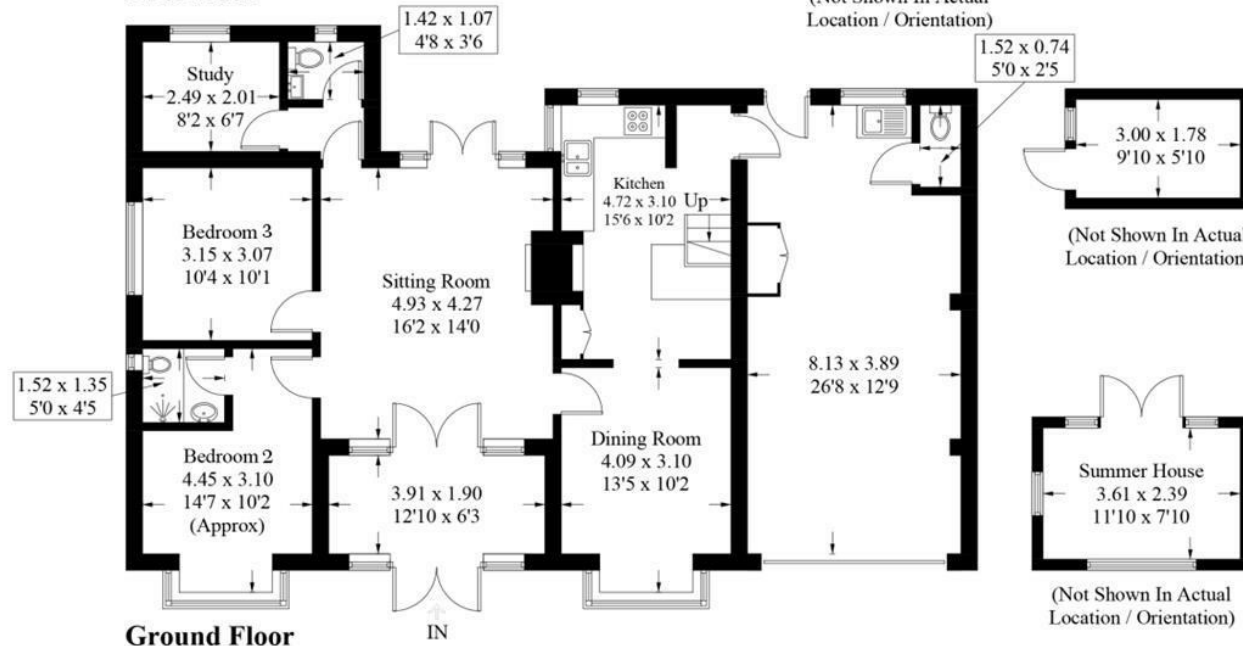
- EN SUITE & CLOAKROOM
- BEAUTIFUL FRONT & REAR GARDENS
- WALKING DISTANCE OF LOCAL SHOPS AND BUS ROUTE

Bracklesham Lane, PO20 8HP

Approximate Gross Internal Area
 House = 165.0 sq m / 1776 sq ft
 Outbuildings = 26.9 sq m / 289 sq ft
 Total = 191.9 sq m / 2065 sq ft



(Not Shown In Actual Location / Orientation)



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These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
 Not to scale. Created by Emzo Marketing



Situated on a large corner plot measuring approximately QUARTER OF AN ACRE (63m x 15m) close to the BEACH and local shops. This four/five bedroom detached chalet house POTENTIAL FOR DEVELOPMENT STPP. The property is well presented with the benefit of gas central heating, flexible accommodation with the VENDORS SUITED.

Council Tax Band D
Freehold Basis

ENTRANCE PORCH

Attractive feature arched spacious entrance porch with double doors and area for shoes and coats, with doors leading into sitting room.

SITTING ROOM

16'2" x 14'0" (4.93 x 4.27)

Fireplace with electric fire (may be able to recommissioned to open fire place). Lovely views over rear garden and patio area, doors leading to the rear garden. Doors leading to ground floor rooms.



BEDROOM TWO

14'7" x 10'2" (4.45 x 3.10)

Ground floor with window to front. Leading to

EN SUITE WET ROOM

4'11" x 4'5" (1.52 x 1.35)

Shower, low level w.c., wall-mounted wash hand basin, extractor, window.

BEDROOM THREE

10'4" x 10'0" (3.15 x 3.07)

Ground floor with window to side.

BEDROOM FIVE/STUDY WITH CLOAKROOM

8'2" x 6'7" (2.49 x 2.01)

Small lobby area from sitting room leading to this study/bedroom with the benefit of a cloakroom adjacent. Low level WC. vanity sink and heated towel rail.

KITCHEN/BREAKFAST ROOM

15'5" x 10'2" (4.72 x 3.10)

A range of wall and base cupboards under a granite worksurface, incorporating small breakfast bar, sink unit, larder, hob, space for dishwasher, space for fridge/freezer, dual aspect, through to rear lobby. Of dual aspect with attractive views over the rear garden.



REAR LOBBY

Stairs to first floor landing, built-in shoe storage cupboard, door to integral garage.

DINING ROOM

13'5" x 10'2" (4.09 x 3.10)

Feature square bay window to the front.

FIRST FLOOR LANDING

Stairs rising from rear lobby, windows, built-in cupboard. Further eaves storage on this floor.

BEDROOM ONE

16'11" x 11'10" (5.18 x 3.61)

Ample eaves storage window to side elevation.

BEDROOM FOUR

9'8" x 8'2" (2.95 x 2.51)

Wardrobe and eaves storage.

BATHROOM AND SEPARATE WC

6'2" x 5'6" (1.88 x 1.70)

Door from landing to lobby, door to bathroom:-

Suite comprising large bath with shower over and glass screen, window, door to separate w.c.:-

Low level w.c., wall-mounted wash hand basin, heated towel rail, shaver point, window.

INTEGRAL GARAGE

26'8" x 12'9" (8.13m x 3.89m)

Larger than average garage with electric roller door, power and light.

UTILITY AREA with sink unit and space for washing machine and tumble dryer, window, door to separate w.c.

SEPARATE W.C.

4'5" x 3'2" (1.37 x 0.99)

Low level w.c.

FRONT GARDEN

Well maintained front garden with large lawn area, mature trees, long driveway providing off-road parking for several vehicles and large paved area to the front of the property ideal turning area for vehicles. The gardens are a real feature of this property.

REAR GARDEN

Beautifully maintained garden with large lawn, mature trees and shrubs, ornamental pond, large area laid to a paved patio, outside tap, side gate. Enclosed by lap larch fencing with gate with side access to Cormorant Way.



WORKSHOP

17'3" x 8'0" (5.26 x 2.46)

With metal up and over door (former garage) and side access door.

SUMMER HOUSE

11'10" x 7'10" (3.61 x 2.39)

Delightful timber summer house with double doors to garden and patio area.

TIMBER POTTING SHED

9'10" x 5'10" (3.00 x 1.78)

Ideal for garden enthusiasts for potting up plants and vegetables.

LOCATION

A few steps to the BEACH, local bus routes and convenience stores, Billys on the Beach and Goat Cafe.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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