

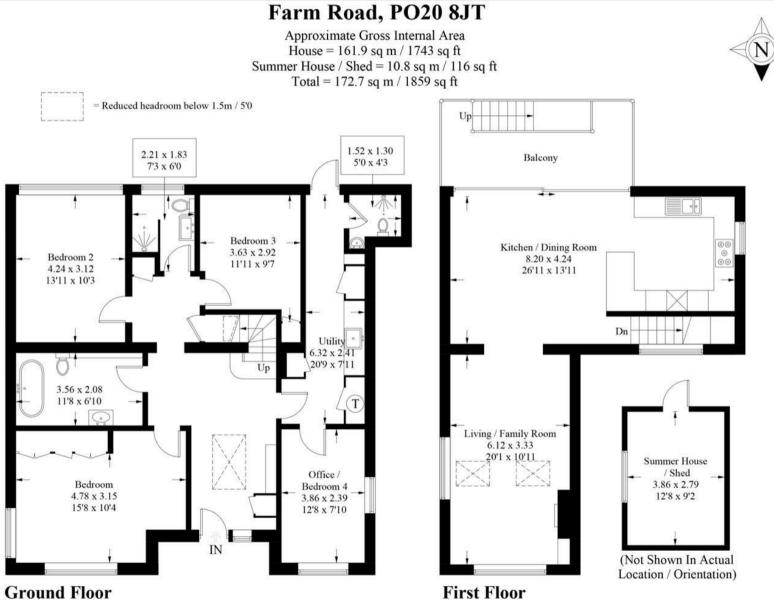
Farm Road, Bracklesham Bay, PO20 8JT Price Guide £880,000





- FOUR BEDROOM DETACHED CONTEMPORARY HOUSE
- UTILITY ROOM
- BALCONY OVERLOOKING SOUTH-FACING REAR GARDEN
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- AMPLE OFF-ROAD PARKING
- WALKING DISTANCE OF LOCAL SHOPS

- BATHROOM, SHOWER ROOM AND WET ROOM
- OUTDOOR SHOWER AND CABIN
- NEAR THE BEACH AT BRACKLESHAM BAY



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Situated near the BEACH at Bracklesham Bay conveniently located close to local coffee shops. This individually designed contemporary four bedroom detached house has been recently completed and fitted to a high specification. The property provides generous family accommodation and the proximity of the seafront makes it an ideal family home or investment. The house benefits from open plan kitchen/diner/sitting room on the upper level with large glass balcony overlooking the southfacing rear garden with outdoor shower and garden cabin. The ground floor has a bathroom, shower room, wet room and utility room. A large gravelled driveway provides ample off-road parking. Council Tax band E Freehold

### **ENTRANCE HALLWAY**

Porch with sensor lighting leading to spacious entrance hall, tiled flooring, underfloor heating, built-in storage cupboards, bespoke oak staircase to first floor, large sky light, sensor lighting.

### UTILITY ROOM

#### 20'8" x 7'10" (6.32 x 2.41)

Built-in cupboards with worksurface over and inset sink unit, cupboard with power and plumbing for washing machine and tumble dryer, cupboard housing hot water cylinder, further storage cupboard, wall-mounted gas central heating boiler, tiled flooring, door to rear garden, sensor lighting, underfloor heating.

## WET ROOM

#### 4'11" x 4'3" (1.52 x 1.30)

With rain head and hand-held shower, wall mounted wash hand basin, low level w.c., sensor lighting, extractor.



### SHOWER ROOM

7'3" x 6'0" (2.21 x 1.83)

Suite comprising large walk-in glass shower cubicle with rain head and hand-held shower, low level w.c., wall-mounted wash hand basin, underfloor heating, extractor, window. Sonos ceiling speakers.

# BATHROOM

### 11'8" x 6'9" (3.56 x 2.08)

Suite comprising feature free-standing bath with hand-held shower, wall-hung w.c., counter top sink unit, underfloor heating, heated towel rail, extractor, shaver point, built-in shelving, window, sensor lighting. Sonos speakers in ceiling.

# **BEDROOM ONE**

15'8" x 10'4" (4.78 x 3.15) Window to front, underfloor heating.

# BEDROOM TWO

13'10" x 10'2" (4.24 x 3.12) Dual aspect, underfloor heating.



INNER LOBBY Two built-in storage cupboards.

BEDROOM THREE 11'10" x 9'6" (3.63 x 2.92) Window to rear and side, built-in wardrobes.

**BEDROOM FOUR** 12'7" × 7'10" (3.86 × 2.39) Window to rear, built-in cupboard.

## **OPEN PLAN KITCHEN/DINER**

26'10" x 13'10" (8.20 x 4.24) Stairs rising from entrance hallway with window to side:-

#### Kitchen/Diner

A range of wall and base cupboards incorporating breakfast bar with 1 1/2 bowl sink unit and instant filtered hot water tap, electric hob, built-in double oven, built-in dishwasher, built-in fridge and freezer, built-in wine cooler, space for dining table, large sliding doors to timber and glass balcony, windows with sea glimpse.

## LIVING/FAMILY ROOM

 $200^{\circ} \times 10^{\circ}11^{\circ}$  (6.12 x 3.33) Electric fire, two electric rain sensor Velux windows, window to front and side, vaulted ceiling with feature lighting.



**BALCONY** Timber and glass balcony with stairs down to rear garden.

**SUMMER HOUSE** 127" x 91" (3.86 x 2.79) With power and internet connected suitable for use as a home office, outdoor electrical socket.

### **FRONT GARDEN**

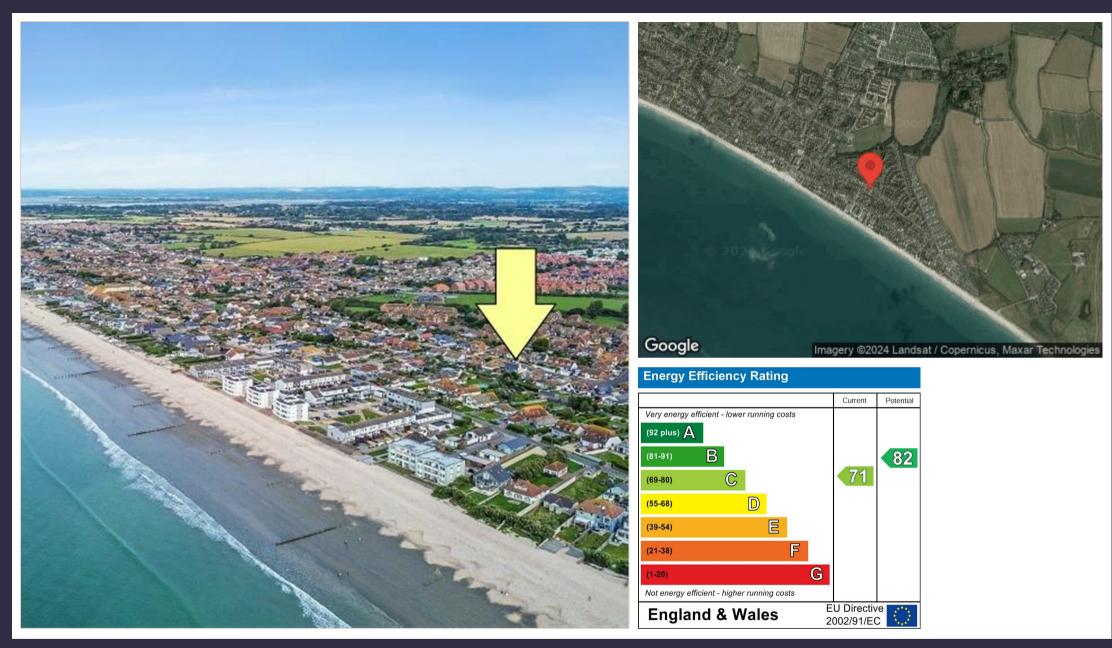
Gravelled driveway providing parking for several vehicles, with provision for sliding electric gate at entrance with electrics and foundations already completed, along with electrics ready for car charger, timber side gate providing rear access, security sensor lighting and CCTV camera.

### **REAR GARDEN**

South-facing rear garden with irrigation system and is mainly laid to lawn with tiled patio and decked area, outdoor shower (hot water), stairs up to glass balcony.

The property has a Sonos sound system first floor, including main bathroom and shower room underfloor heating to ground floor. CCTV security system to rear and sensor lights surrounding.





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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