



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

## Farm Road, PO20 8JT

Approximate Gross Internal Area  
 House = 161.9 sq m / 1743 sq ft  
 Summer House / Shed = 10.8 sq m / 116 sq ft  
 Total = 172.7 sq m / 1859 sq ft



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



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 south-facing 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" x 7'10" (3.86 x 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

20'0" x 10'11" (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

12'7" x 9'1" (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.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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