



Grayswood Avenue, Bracklesham Bay, PO20 8HZ
Price Guide £450,000





- TWO BEDROOM DETACHED BUNGALOW
- GOOD-SIZED REAR GARDEN
- GAS CENTRAL HEATING

- LARGE SITTING/DINING ROOM
- GARAGE & OFF-ROAD PARKING
- WALKING DISTANCE OF LOCAL SHOPS, BUS ROUTE AND BEACH

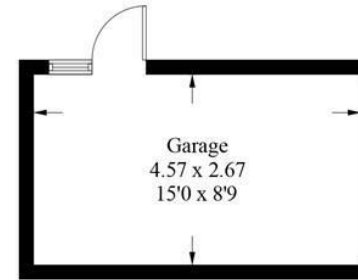
- WET ROOM
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- NO FORWARD CHAIN

Grayswood Avenue, PO20 8HZ

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 92.9 sq m / 1000 sq ft



(Not Shown In Actual
Location / Orientation)



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



A two bedroom detached bungalow situated in a popular cul de sac near the BEACH, shops and bus route in Bracklesham Bay. The property benefits from a large sitting/dining room, wet room, gas central heating, garage and off-road parking.

OFFERED WITH NO FORWARD CHAIN.

Council Tax band D

Freehold

ENTRANCE HALLWAY

Front door into hallway with airing cupboard and built-in storage cupboard.

KITCHEN

12'9" x 10'4" (3.91 x 3.17)

A range of wall and base cupboards with 1 1/2 bowl sink unit, space for washing machine, space for oven, extractor, space for fridge and freezer, window, door to garden.

LIVING ROOM

21'10" x 12'11" (6.68 x 3.94)

Of triple aspect with feature window, door to garden, brick-built fireplace.

SUN ROOM

11'6" x 7'1" (3.53 x 2.16)

Of triple aspect.



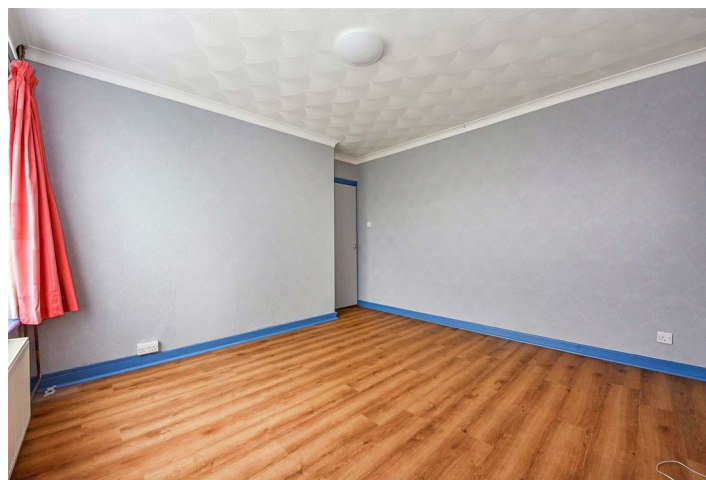
WET ROOM

Shower, concealed cistern w.c., wall-mounted wash hand basin, heated towel rail, window, extractor.

BEDROOM ONE

12'9" x 11'10" (3.91 x 3.63)

Window to rear.



BEDROOM TWO

9'10" x 8'11" (3.02 x 2.72)

Window to rear.

GARAGE & DRIVEWAY

14'11" x 8'9" (4.57 x 2.67)

Detached garage with up and over door to front, personal door to rear garden, power and light.

FRONT GARDEN

Outside tap, lawn area, side gate providing rear access.



REAR GARDEN

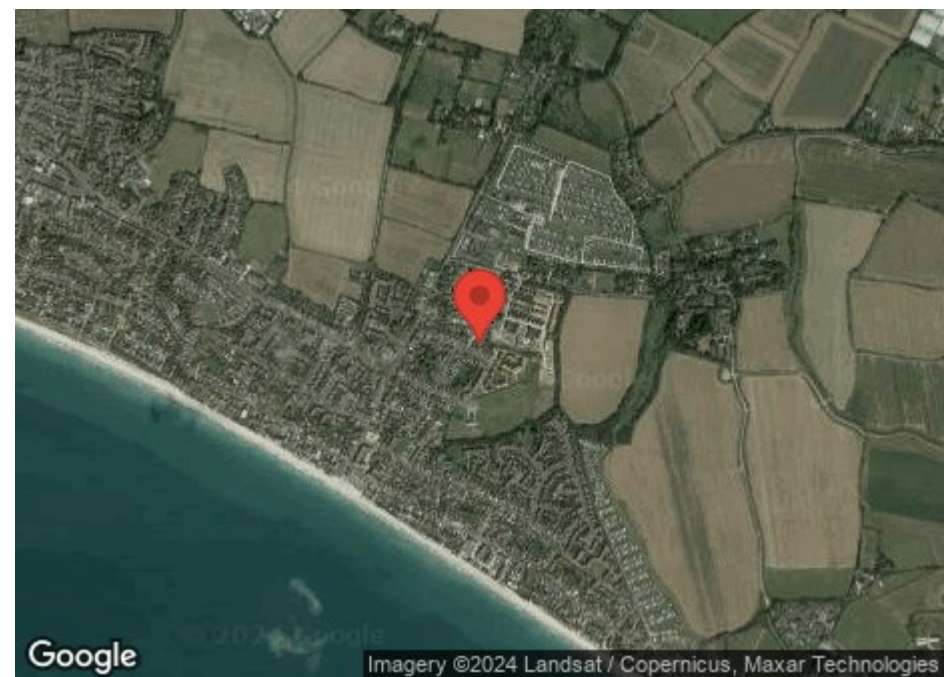
Lawn area with shrub borders.




OUTSIDE & GENERAL

All just a short walk to the beach.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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.

12 Shore Road, East Wittering, West Sussex, PO20 8DZ
 E. info@hawkinsandsmith.co.uk | T. 01243 671900
<https://www.hawkinsandsmith.co.uk>

