



Hornbeam Walk, Bracklesham Bay, PO20 8FN  
Price Guide £495,000





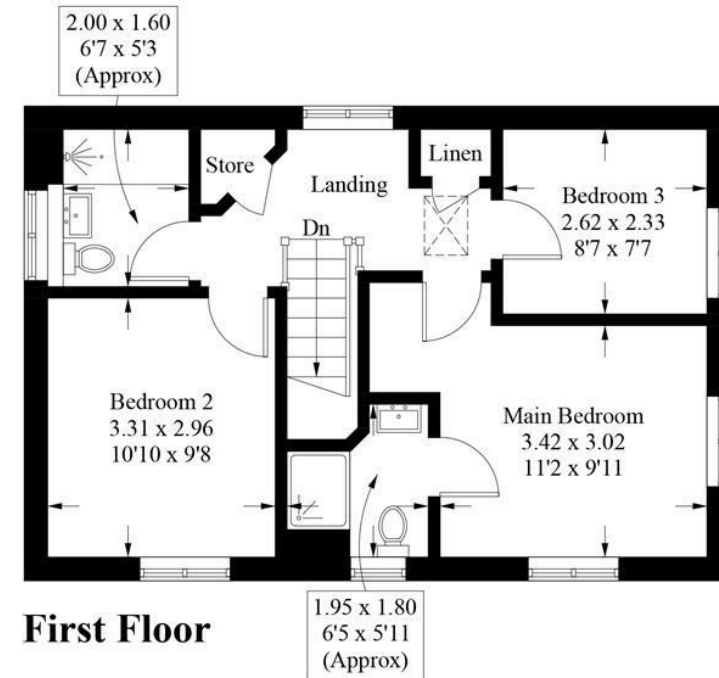
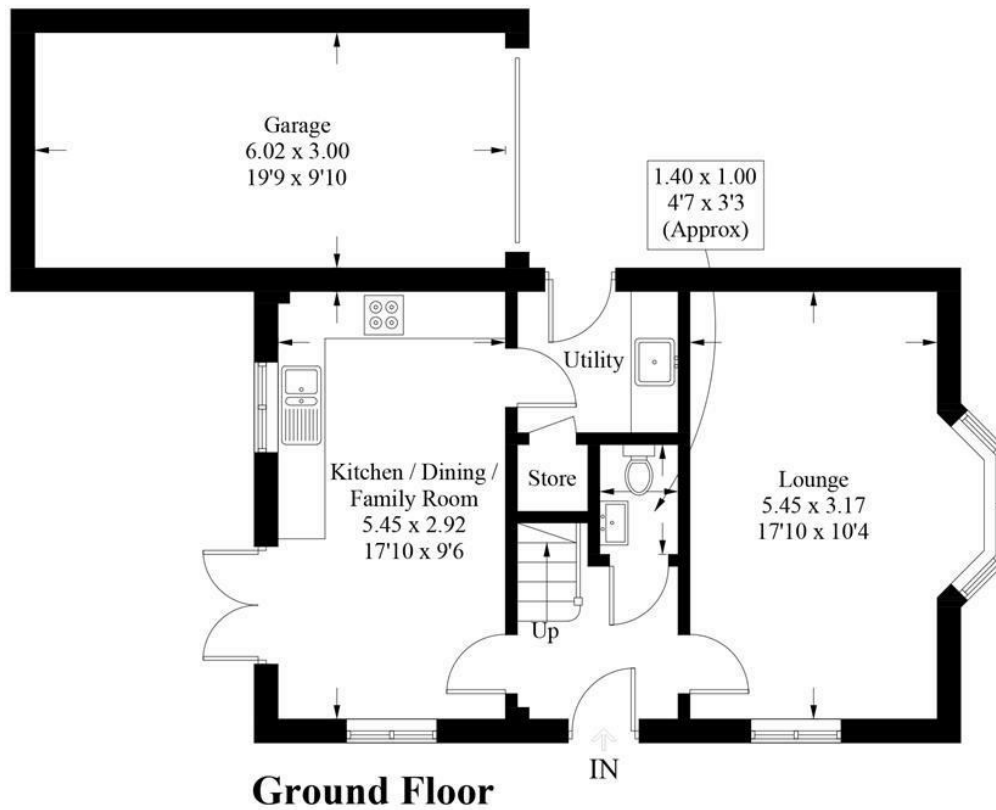
- THREE BEDROOM MODERN DETACHED HOUSE
- UTILITY ROOM
- EN SUITE SHOWER ROOM

- GOOD SIZE GARGEN WITH GARAGE
- DOWNSTAIRS CLOAKROOM
- WALKING DISTANCE OF LOCAL SHOPS & BUS ROUTE

- KITCHEN/DINER
- CORNER PLOT
- NEAR THE BEACH AT BRACKLESHAM BAY

## Hornbeam Walk, PO20 8FN

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 111.5 sq m / 1200 sq ft



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



This modern well-presented three-bedroom detached corner plot house features a bright sitting room, kitchen/diner, utility room, en suite shower room, downstairs cloakroom, garage and off road parking. Whether you are looking for a new family home or a holiday getaway, this house on Hornbeam Walk is conveniently located for local shops and bus route. The BEACH at Bracklesham Bay is within short walking distance.

Council Tax band D  
Freehold

### ENTRANCE HALL

Front door into hallway, stairs to first floor

### DOWNSTAIRS CLOAKROOM

4'7" x 3'3" (1.40 x 1.00)

Low level w.c., pedestal wash hand basin, extractor.

### KITCHEN/DINER

17'10" x 9'6" (5.45 x 2.92)

A range of wall and base cupboards with 1 1/2 bowl sink unit, built-in fridge/freezer, built-in dishwasher, gas hob with extractor over, built-in double oven, space for dining table, window, door to utility room, door to garden.



### UTILITY ROOM

Wall and base cupboards with sink unit, space for washing machine and tumble dryer, door to garden, extractor, understairs cupboard.

### LOUNGE

17'10" x 10'4" (5.45 x 3.17)

Dual aspect.



### FIRST FLOOR LANDING

Built-in storage cupboard, airing cupboard housing gas central heating combination boiler, loft access.

### BEDROOM ONE

11'2" x 9'10" (3.42 x 3.02)

Dual aspect.

### EN SUITE SHOWER ROOM

6'4" x 5'10" (1.95 x 1.80)

Suite comprising shower cubicle, wall mounted wash hand basin, low level w.c., heated towel rail, extractor, window.



### BEDROOM TWO

10'10" x 9'8" (3.31 x 2.96)

Window.



### BEDROOM THREE

8'7" x 7'7" (2.62 x 2.33)

Window.

### SHOWER ROOM

6'6" x 5'2" (2.00 x 1.60)

Suite comprising walk-in shower, wall mounted wash hand basin, low level w.c., extractor, heated towel rail, window.

### GARAGE

19'9" x 9'10" (6.02 x 3.00)


Power and light, electric roller door to front, electric car charging point, parking space in front of the garage.

### OUTSIDE

The rear garden is laid to lawn with a paved patio area, timber shed with power connected, side gate, tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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