

47 East Bracklesham Drive, Bracklesham Court, PO20 8JH

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Guide Price £335,000

Situated just yards from the beach, this two-bedroom semi-detached bungalow presents an exciting opportunity for buyers seeking a coastal home with scope to modernise and adapt to their own requirements. Offering well-proportioned accommodation throughout, the property would benefit from updating but provides excellent potential to create a stylish seaside residence in a highly desirable location.

The accommodation is currently arranged with a spacious south-facing sitting room positioned at the front of the property. Filled with natural light throughout the day, this room provides a comfortable living space and enjoys an attractive outlook over the front garden. For those looking to maximise the property`s potential, there is scope to reconfigure the layout and relocate the principal living accommodation to the rear, allowing better connection with the garden and creating a more contemporary open-plan arrangement.

The kitchen is fitted with a range of wall and base level units with work surfaces over, incorporating a stainless-steel sink and drainer, oven, hob and extractor hood. While functional in its current form, the room offers clear potential for refurbishment and enhancement.

There are two bedrooms, both of reasonable size. Bedroom one enjoys direct access to the rear garden via sliding patio doors, providing a pleasant outlook and an abundance of natural light. The second bedroom offers flexibility and could equally serve as a guest room, study or hobby room.

The shower room is configured as a wet room and fitted with a white suite, incorporating non-slip flooring and a range of disability aids, making it particularly suitable for those seeking accessible accommodation.







Outside, the property benefits from a private rear garden, predominantly laid to lawn and offering an excellent degree of privacy. The outdoor space provides plenty of opportunity for landscaping or further enhancement to complement any future improvements made to the property.

To the front, a lawned garden sits alongside a driveway providing off-road parking and leading to the garage. Subject to any necessary consents, the front garden could potentially be adapted to create additional parking if required.

Properties in this location, so close to the beach and offering such clear potential for improvement, are rarely available and early viewing is strongly recommended.

LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks.

A handful of local amenities are close by, including the well known seafront café - formerly Billy's, now reopened under new ownership as 'The Beach' where you can enjoy food and drinks with uninterrupted sea views Further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist, and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 12th century cathedral. For those who do not drive, there is a bus service at regular intervals from the area.

Tenure Freehold | **Council Tax** Band C | **EPC** D

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.









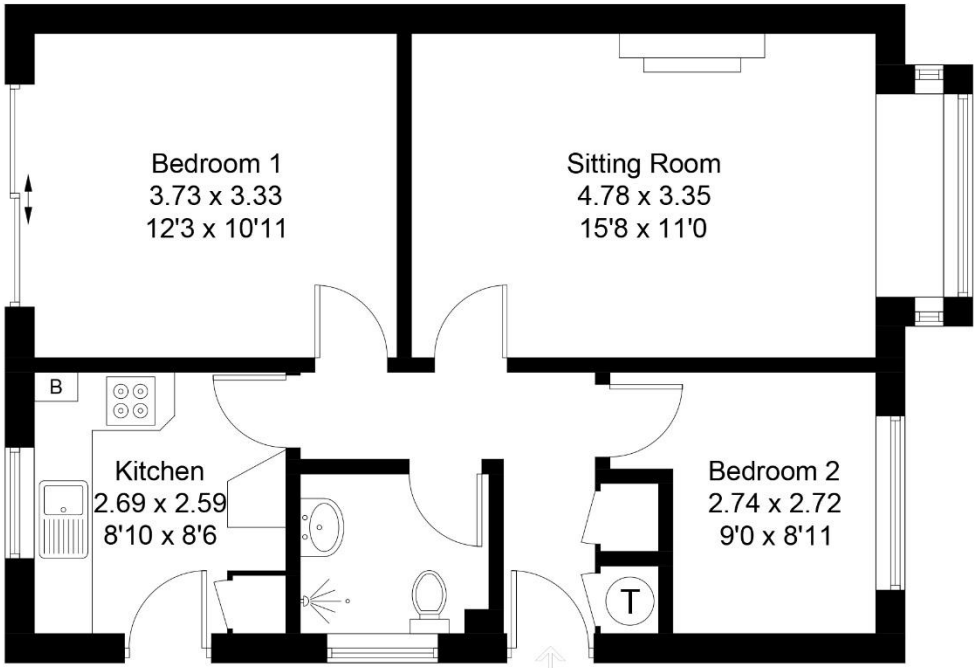




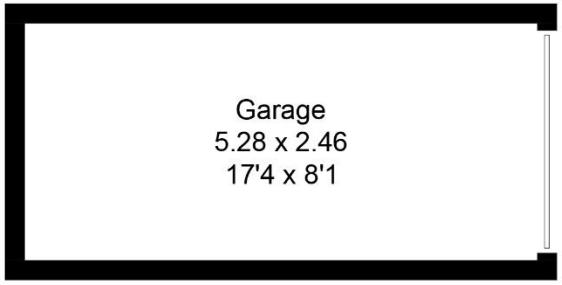
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Approximate Gross Internal Area = 54.5 sq m / 587 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 67.5 sq m / 727 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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