



Price Guide £365,000

16 Clappers Lane, Bracklesham Bay, West Sussex PO20 8JB





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Located in Bracklesham Bay village, this well presented 2 bedroom semi-detached bungalow offers a perfect blend of comfort and convenience with a generous living space area of 819 square feet, featuring two well-proportioned bedrooms and a conservatory adjoining the sitting room, overlooking the secluded south facing rear garden.

The bungalow is designed to provide a warm and inviting atmosphere with gas fired central heating and with ample natural light flowing through well-placed uvpc framed double glazed windows. The layout is practical, ensuring space is utilised effectively with the living areas perfect for relaxation and entertaining.

Other features of this property include a generous off road parking provision on the driveway, plus a detached single garage, and with the potential to develop the first floor roof space - similar to nearby properties - into further accommodation subject to necessary planning consents.

Bracklesham Bay is known for its coastal location scenery and vibrant community, making it an attractive location for those who appreciate the beauty of nature and the joys of seaside living with the added bonus of local nearby shops including a Co-op, cafes, bus stops, amenities and recreational activities.

In summary, this chain free semi-detached bungalow presents an excellent opportunity for anyone looking to embrace the coastal lifestyle with its agreeable layout and

location, convenient parking and within approximately 800m from the beach.

All viewings will be accompanied by a member of Baileys staff and are by appointment only.

Please call Baileys on 01243 672217 to discuss this property further or to arrange an appointment to view.









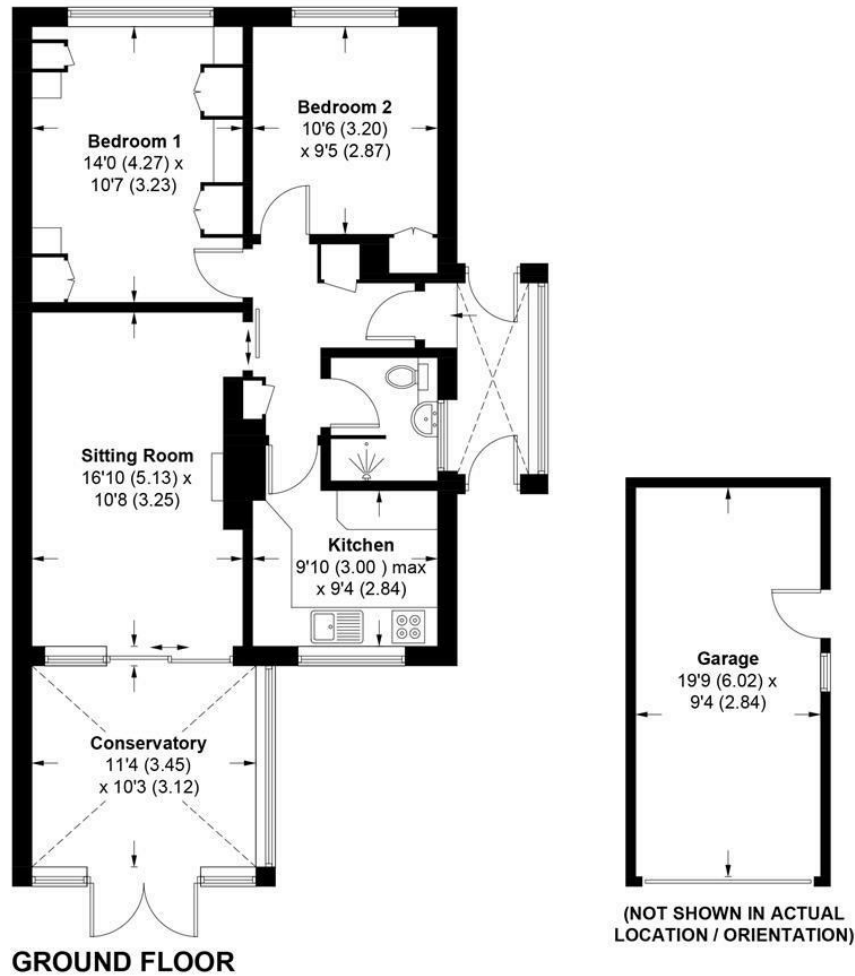


# 16, Clappers Lane, PO20 8JP

APPROXIMATE GROSS INTERNAL AREA = 819 SQ FT / 76.1 SQ M

GARAGE = 184 SQ FT / 17.1 SQ M

TOTAL = 1003 SQ FT / 93.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1155303)

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Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.