



Guide Price £436,500  
25 Grayswood Avenue, Bracklesham Bay, Chichester, PO20 8HZ





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An immaculately presented two-bedroom, detached bungalow occupying a lovely plot with an established and private garden situated at the entrance to a private residential cul-de-sac.

Recently refurbished this bungalow is stylish, spacious and comfortable, offering a modern open-plan living arrangement with a new fully equipped kitchen, original Parquet flooring, a triple aspect living room, a feature wood burner with stone hearth and upvc conservatory which opens onto the rear garden.

The property also comprises of a wide entrance hall with two coat cupboards and one utility cupboard, a chic tiled shower room with a large walk-in shower and underfloor heating and two generous carpeted bedrooms. The property enjoys a well maintained and enclosed rear garden with a mix of patio and lawn and planting borders and a concrete driveway with parking for 2/3 vehicles, a detached single garage and a 4.68kWp 12 panel Solar system on the roof which generates and stores electricity.

Entrance Hall: Parquet flooring, two coat cupboards, utility cupboard.

Shower Room: Tiled flooring with underfloor heating, Large walk-in rainfall shower, wash basin, WC, panel radiator.

Bedroom 2: Window with venetian blinds, radiator.

Bedroom 1: Window with venetian blinds, radiator.

Open-plan Kitchen/Living/Dining Room: Triple aspect, parquet flooring, freestanding wood burner with stone hearth. Kitchen: array of matte grey kitchen units, quartz worktops and splashback, wall mounted Bosch electric oven, electric hob, integrated extractor, integrated fridge/freezer, dishwasher, ceramic sink and draining board. Door in from side passage.

Conservatory: Tiled flooring, UPVC construction with glass ceiling, radiator, French doors to rear garden.

Rear Garden: Patio paving, well maintained lawn, planting and flower borders, garden shed, door into single detached garage.

Single garage: Detached, flat roof, electric roller door.

Front Garden: Concrete driveway with parking for 2/3 vehicles, EV charging port, double gate to rear garden, lawned front garden with planting and hedge borders.











# 25, Grayswood Avenue, PO20 8HZ

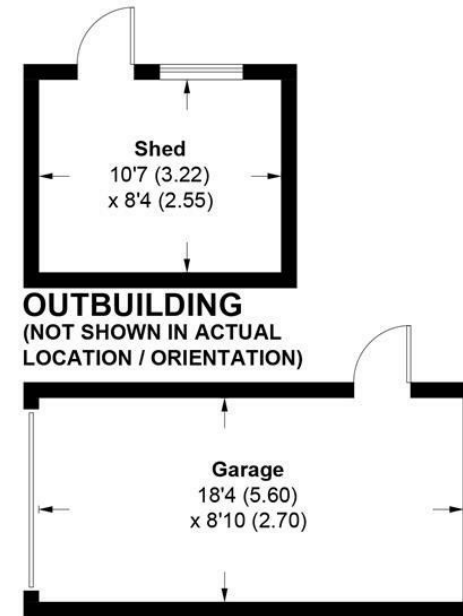
APPROXIMATE GROSS INTERNAL AREA = 877 SQ FT / 81.5 SQ M

GARAGE / SHED = 251 SQ FT / 23.3 SQ M

TOTAL = 1128 SQ FT / 104.8 SQ M



**GROUND FLOOR**



**OUTBUILDING**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**GARAGE**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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. (ID1300047)

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