



Price Guide £795,000

Fairview West Bracklesham Drive, Bracklesham Bay, Nr Chichester, West Sussex PO20 8PF

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A superb semi-detached house with the living space on the first floor level including a full width glass balcony to benefit from a sea view. Re-modelled and upgraded in recent years, the property is offered in excellent order with contemporary bathrooms, a beautifully fitted kitchen with integrated appliances and a delightful detached Garden Studio.

There is masses of parking available on the concrete driveway and there is, in addition, a detached garage.

Link to Virtual Viewing: <https://my.matterport.com/show/?m=QaPTg2wRd3x>

Entrance Hall: vertical radiator. Built in double store cupboard. Broom cupboard. Stairs to the first floor with oak and glass balustrade

Principal Bedroom: Two sets of built in double wardrobes. Down lighters. Sliding doors leading out to a small sitting area.

En-Suite Shower Room: Walk in full width shower cubicle with mains unit 'Rain' shower head and glass screen. Vanity unit and w.c. two chrome ladder style towel rails. Part tiled walls.

Bedroom Two: Two: Sliding doors leading out to the rear garden. Double built in wardrobe cupboard with sliding doors.

Bedroom Three: (N) Double wardrobe.

Family Bathroom: White suite of panelled bath with mains shower unit over with 'Rain' head. Glass shower screen. Vanity unit and low level W.C. Two chrome ladder style towel rails. Part tiled walls.

First Floor Living Room: Feature wood burning stove. Two pairs of double doors leading onto the south facing balcony with some sea views.

Full width Sun Balcony. Views of the sea. Glass balustrade with stainless steel uprights. Suitable for outside dining.

Kitchen: Comprehensive range of contemporary designed wall and base cupboard units with quartz work surface including sink unit. Peninsular unit with breakfast bar. Over counter lighting. Induction hob with feature integral extractor, integrated dish washer. integrated fridge/freezer.

Dining Room: Previously, arranged as a forth bedroom.

Outside:

Detached Garage: Electric automatic roller door, light, power point and side courtesy door.

Parking for at least six cars to the concrete driveway. Gate through to the front garden area.

Rear Garden: Small lawn area with paved path leading into an enclosed, gravelled area having access to the studio. Garden Shed.

Detached Studio with Kitchen/Sitting Room Area, Two Bedrooms and Shower Room. Central heating.

Viewing: By appointment with the office, please.









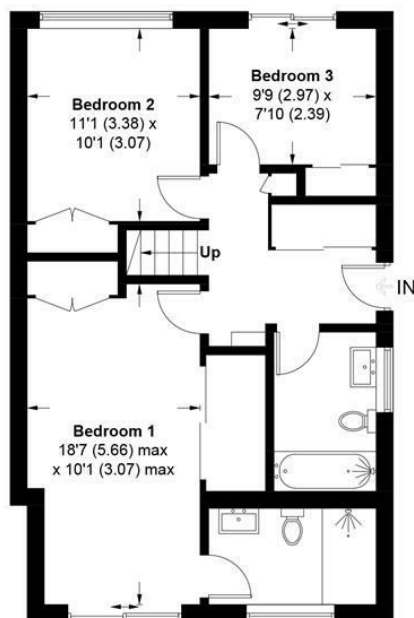


Fairview, West Bracklesham Drive, PO20 8PF

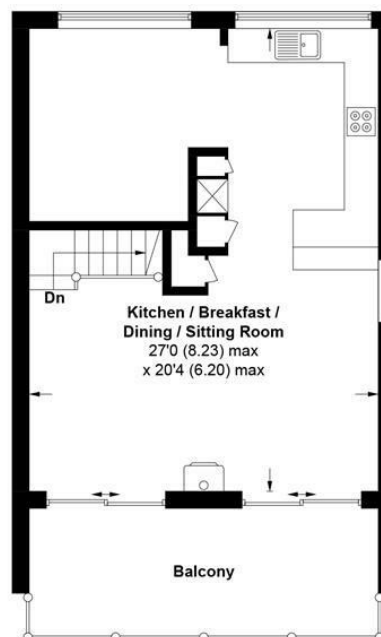
APPROXIMATE GROSS INTERNAL AREA = 1218 SQ FT / 113.2 SQ M

GARAGE / ANNEXE / STORE = 570 SQ FT / 53 SQ M

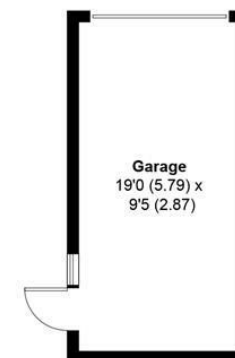
TOTAL = 1788 SQ FT / 166.2 SQ M



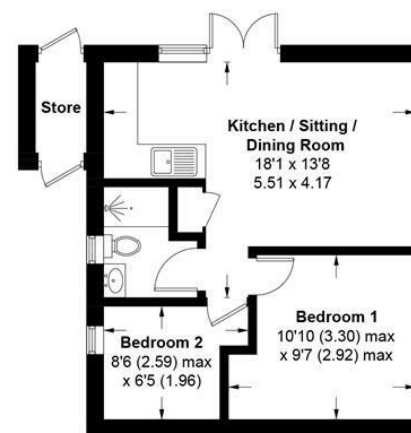
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



ANNEXE - GROUND FLOOR

(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. (ID1332428)

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