



Astons
of Sussex
Residential Sales & Lettings



29 Shalbourne Crescent, Bracklesham Bay, PO20 8JY

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Guide Price £399,950

A WELL PRESENTED three bedroom DETACHED house located on popular Bracklesham Bay estate. TWO BATHROOMS, detached GARAGE & CHAIN FREE.

Situated within the coastal area of Bracklesham Bay, this well-presented three-bedroom detached house offers practical and comfortable accommodation, ideally suited to family living or those seeking a home close to the sea and local amenities. The property benefits from a functional layout, driveway parking, a detached garage and an enclosed rear garden.

The accommodation is approached via a welcoming entrance hall, which provides access to the principal ground floor rooms along with a useful cloakroom. The sitting room is a bright and comfortable reception space, featuring casement doors which open through to the dining room, creating a natural flow between the living areas.

The dining room sits adjacent to the kitchen and offers flexibility in its use. Importantly, should a purchaser prefer a more contemporary arrangement, the dining room could be knocked through to the kitchen to create a fully open-plan kitchen/dining space, subject to any necessary consents. As it stands, the kitchen is fitted with a range of wall and base level units complemented by contrasting work surfaces, incorporating an integrated oven and hob along with space for a fridge freezer. The layout is practical and functional, with good connection to the dining area for everyday use.

To the first floor are three well proportioned bedrooms, providing comfortable accommodation for family members or guests. The principal bedroom benefits from the convenience of an en suite shower room, while the remaining bedrooms are served by a fitted family bathroom.



Externally, the property offers driveway parking leading to a detached garage, providing useful storage or secure parking. The rear garden is fully enclosed and mainly laid to lawn, offering a manageable outdoor space suitable for relaxation, children or pets, without being high maintenance.

Bracklesham Bay is a popular coastal location known for its relaxed atmosphere, beach access and proximity to nearby villages and amenities, making it an appealing setting for a range of buyers.

LOCATION

The property is situated in the coastal village of Bracklesham Bay, ideally positioned within easy reach of the beach and the renowned Medmerry Nature Reserve. The surrounding area offers an excellent lifestyle opportunity, with connecting footpaths leading towards Selsey, ideal for scenic walks, cycling and enjoying the coastline throughout the year.

A range of day-to-day amenities can be found nearby including a Co-op, newsagents and a selection of popular cafés and eateries, including 'The Beach', where you can relax with refreshments overlooking the sea.

Further facilities are available in the neighbouring village of East Wittering, which offers a primary school, doctors' surgery, dentist, pharmacy, a range of independent shops and two mini supermarkets.

More comprehensive shopping and leisure facilities can be found in the cathedral city of Chichester, approximately seven miles to the north. The city is renowned for its historic architecture, vibrant shopping centre, restaurants and cafés, together with the striking 12th-century cathedral which dominates the skyline. For those not wishing to drive, regular bus services operate throughout the area, providing convenient links to the surrounding villages and city centre.

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

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



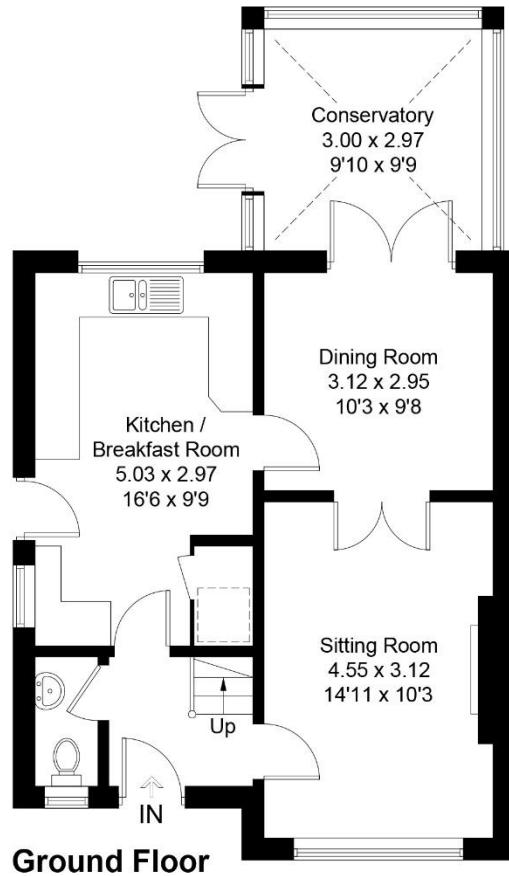
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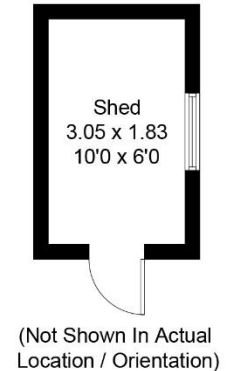
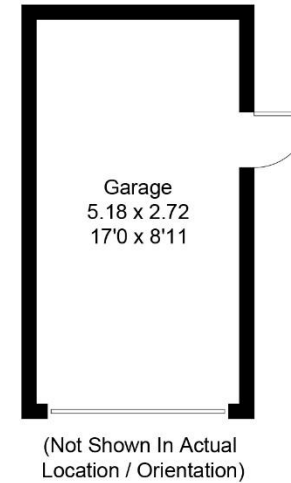
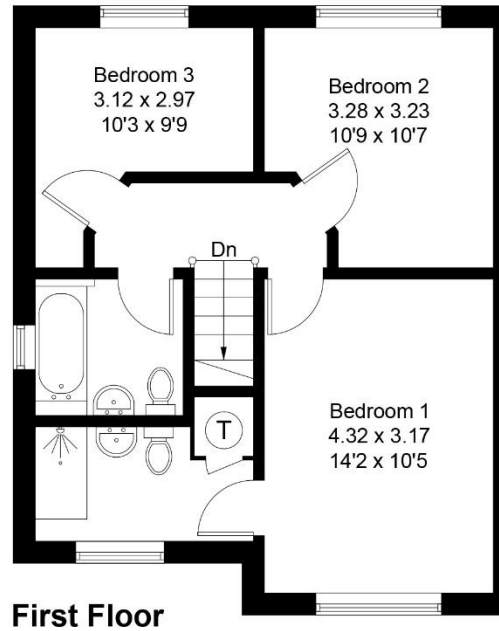
Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

Garage & Shed = 19.9 sq m / 214 sq ft

Total = 120.6 sq m / 1298 sq ft



 = Reduced headroom below 1.5m / 5'0



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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

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