

Astons of Sussex
Residential Sales & Lettings

39 Shalbourne Crescent, Bracklesham Bay, PO20 8RG

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Guide Price £300,000

Situated in the popular coastal location of Bracklesham Bay, this three-bedroom terraced house enjoys an excellent position within approximately a five-minute level walk of the beach. Offering practical accommodation arranged over two floors, the property benefits from a rear-facing sitting room with direct access to the garden, a kitchen/dining room, ground floor cloakroom and off-road parking for two vehicles.

The ground floor accommodation begins with the kitchen/dining room, which is fitted with a matching range of wall and base units, incorporating an integrated oven and hob. There is additional space for a washing machine, tumble dryer and tall fridge freezer, together with sufficient room for a dining table, making this a functional space for everyday use. A ground floor cloakroom provides useful additional convenience.

Positioned to the rear of the property, the sitting room offers a comfortable reception space with doors opening directly onto the garden. This creates a natural connection between the indoor and outdoor accommodation, particularly during the warmer months.

To the first floor are three bedrooms, providing flexibility for family occupation, guests or those requiring space to work from home. The accommodation is completed by a fully tiled family bathroom fitted with a suite.

Outside, the rear garden has been designed with ease of maintenance in mind, incorporating a paved seating area and artificial lawn. To the front, the property benefits from off-road parking for two vehicles, an increasingly useful feature in this coastal location.













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
Local Authority: Chichester District Council
Council Tax: Band C £2,195
EPC: C
Services: Mains water, gas, electricity & drainage.
Heating Type: Gas heating to radiators.
Conservation Area: No
What3words: nation.builder.sofas

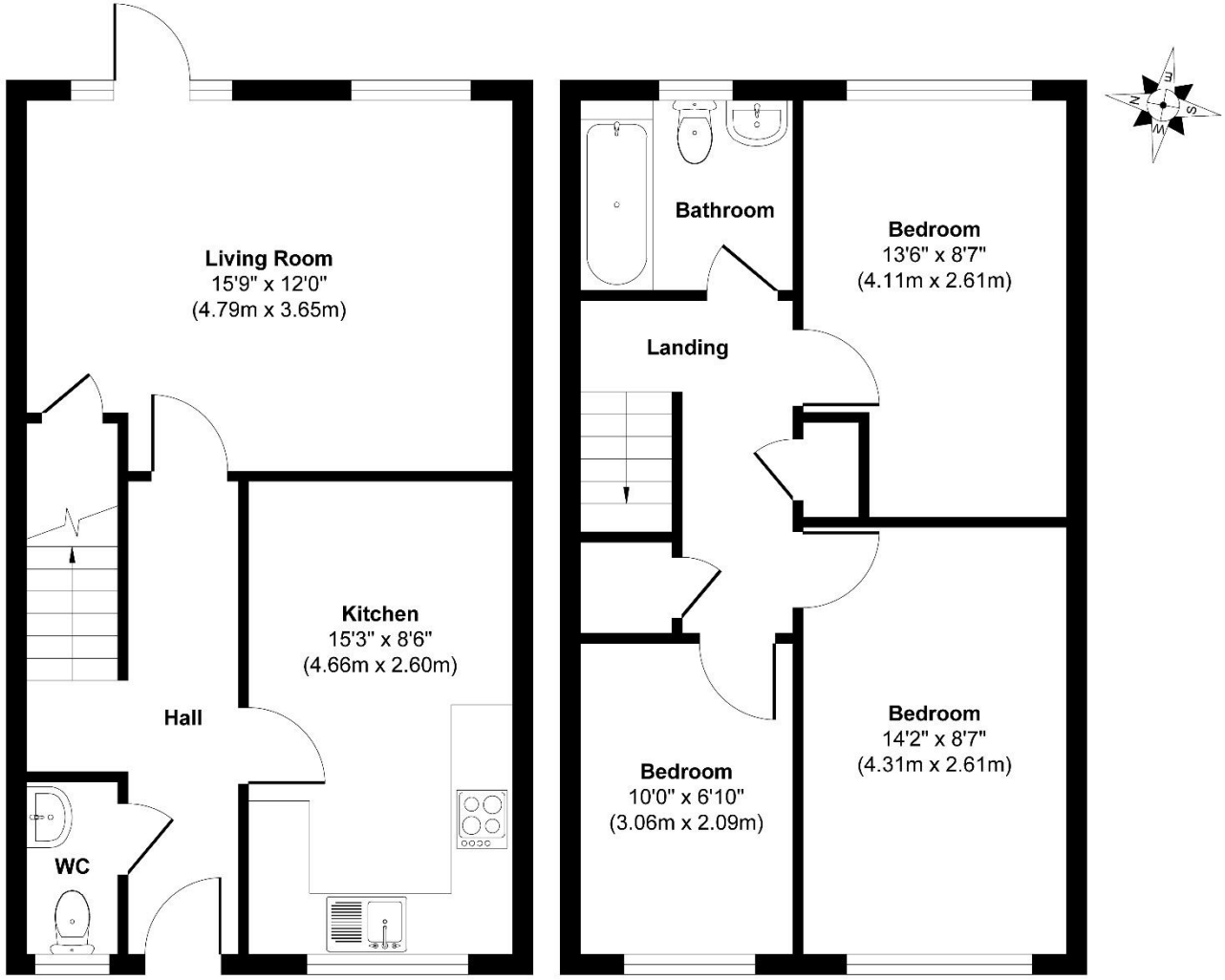
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Ground Floor
Approximate Floor Area
432 sq. ft
(40.10 sq. m)

First Floor
Approximate Floor Area
433 sq. ft
(40.30 sq. m)

Approx. Gross Internal Floor Area 865 sq. ft / 80.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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