



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**Brooklands, Farm Road, Bracklesham Lane, PO20 8JU**

# Brooklands, Farm Road, Bracklesham Bay, PO20 8JU

Guide Price £495,000

Welcome to this delightful detached bungalow, offering a fantastic opportunity to create your dream home in the heart of Bracklesham, West Sussex.

Brooklands benefits from two reception rooms, one of which is a bright and airy south facing sitting room with large sliding doors opening out to the south facing rear garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living. The second reception room offers additional versatility, whether as a formal dining area, a home office, or a cosy family room.

The bungalow also comprises of three generously sized double bedrooms, providing ample space for family and guests. The accommodation is further enhanced by two bathrooms, including a convenient shower room. For those with an eye for renovation, there is scope to knock through from one of the bedrooms to the shower room to create a luxurious en suite. Furthermore, the layout could be reconfigured to create a stunning open-plan kitchen, sitting, and dining area, maximising the space and modernising the flow of the home.

The rear garden is a true gem, mainly laid to lawn and benefiting from a desirable southerly aspect, ensuring plenty of sunshine throughout the day. The garden also offers a great deal of privacy, making it a perfect space for outdoor entertaining, relaxing, or even further landscaping to suit your needs.



Externally, the property offers off-road parking for multiple vehicles, as well as a detached garage with an electric roller door, providing secure storage and convenience. Recent improvements include the installation of all new windows and doors, ensuring energy efficiency and enhancing the overall appearance of the home. For added peace of mind, the property is also alarmed.

Whilst the bungalow is in need of some modernisation, it presents an excellent opportunity for redevelopment, similar to neighbouring properties in the area. With a bit of vision, this property could be transformed into a contemporary and stylish home, tailored to your tastes and requirements.

### LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called `Billy`s` where you can enjoy a cold beverage by the sea, however further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

### Tenure Freehold | Council Tax Band E | EPC E

Connected to mains water, electricity & drainage. Electric storage heaters.



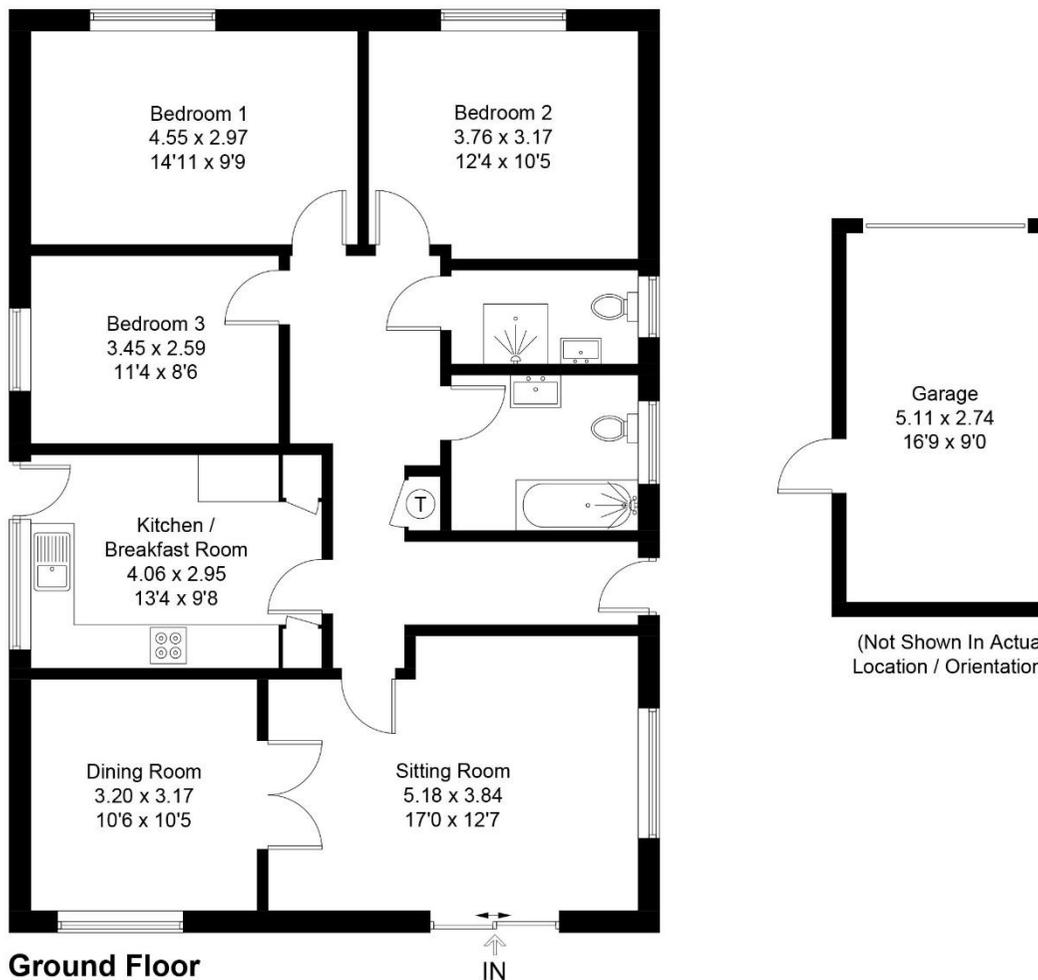
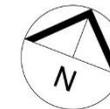
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## Brooklands, Farm Road, PO20 8JU

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 117.2 sq m / 1262 sq ft



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.



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