



**Beeches, East Bracklesham Drive, PO20 8JH**

# Beeches, East Bracklesham Drive Bracklesham Bay, PO20 8JH

Guide Price £525,000

Welcome to Beeches, a detached and extended two bedroom bungalow offering a rare opportunity to acquire a property along one of the area's most sought after beach front roads. Positioned just moments from the shoreline, this home presents the perfect canvas for those looking to create a coastal retreat tailored to their own tastes.

The existing layout offers a bright and well proportioned front facing sitting room with a large window taking full advantage of the southerly aspect. This space is open to the dining area, which in turn flows through to the adjoining kitchen, creating a sociable layout that could be reimagined with ease as part of a modern renovation.

There are two comfortable bedrooms served by a shower room, with the layout offering potential for reconfiguration or extension, subject to any necessary permissions. With many neighbouring properties already transformed and enhanced, this bungalow is primed for updating and offers a fantastic chance to add both space and value.

Externally, the property features a private rear garden and a driveway to the front, providing ample parking and leading to a garage. The garden offers a peaceful space to relax or entertain, with potential to landscape further or even extend the footprint of the home.

Beeches benefits from gas central heating and is offered for sale with no onward chain, making it an ideal purchase for those looking to move quickly. Whether you're downsizing to the coast, planning a refurbishment project, or looking for a holiday home with scope to improve, this is a superb chance to secure a property with real potential in an enviable location.



Situated on a quiet and desirable road directly behind the beach front, this property enjoys easy access to scenic coastal walks, sea swims, and all the beauty that coastal living brings. Local amenities are close at hand, with East Wittering village shops, cafés, and services just a short distance away.

With its combination of location, opportunity and potential, Beeches represents a truly exciting proposition. Viewing is highly recommended to fully appreciate the position and the possibilities this home has to offer.

## LOCATION

This property boasts a spectacular position in one of Bracklesham Bay's most desirable locations. The village is a popular destination for water sports enthusiasts, holiday makers, and locals alike, thanks to its wide, open beach and laid back coastal charm.

A handful of local amenities are close by, including the well known seafront café—formerly Billy's, now reopened under new ownership as The Beach—where you can enjoy food and drinks with uninterrupted sea views.

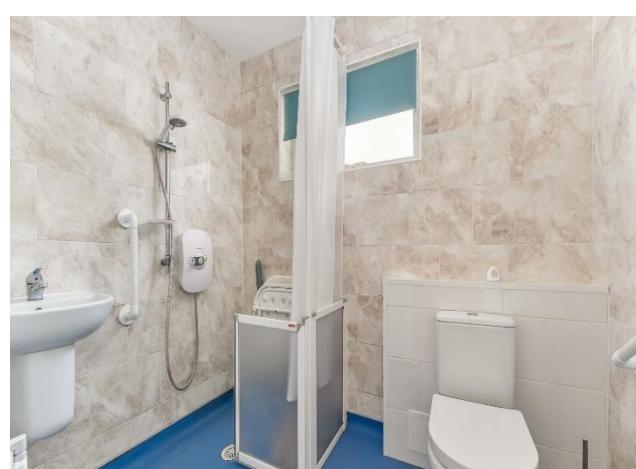
A wider selection of facilities can be found in the neighbouring village of East Wittering, including a primary school, GP surgery, pharmacy, dentist, two mini supermarkets, and a variety of independent shops.

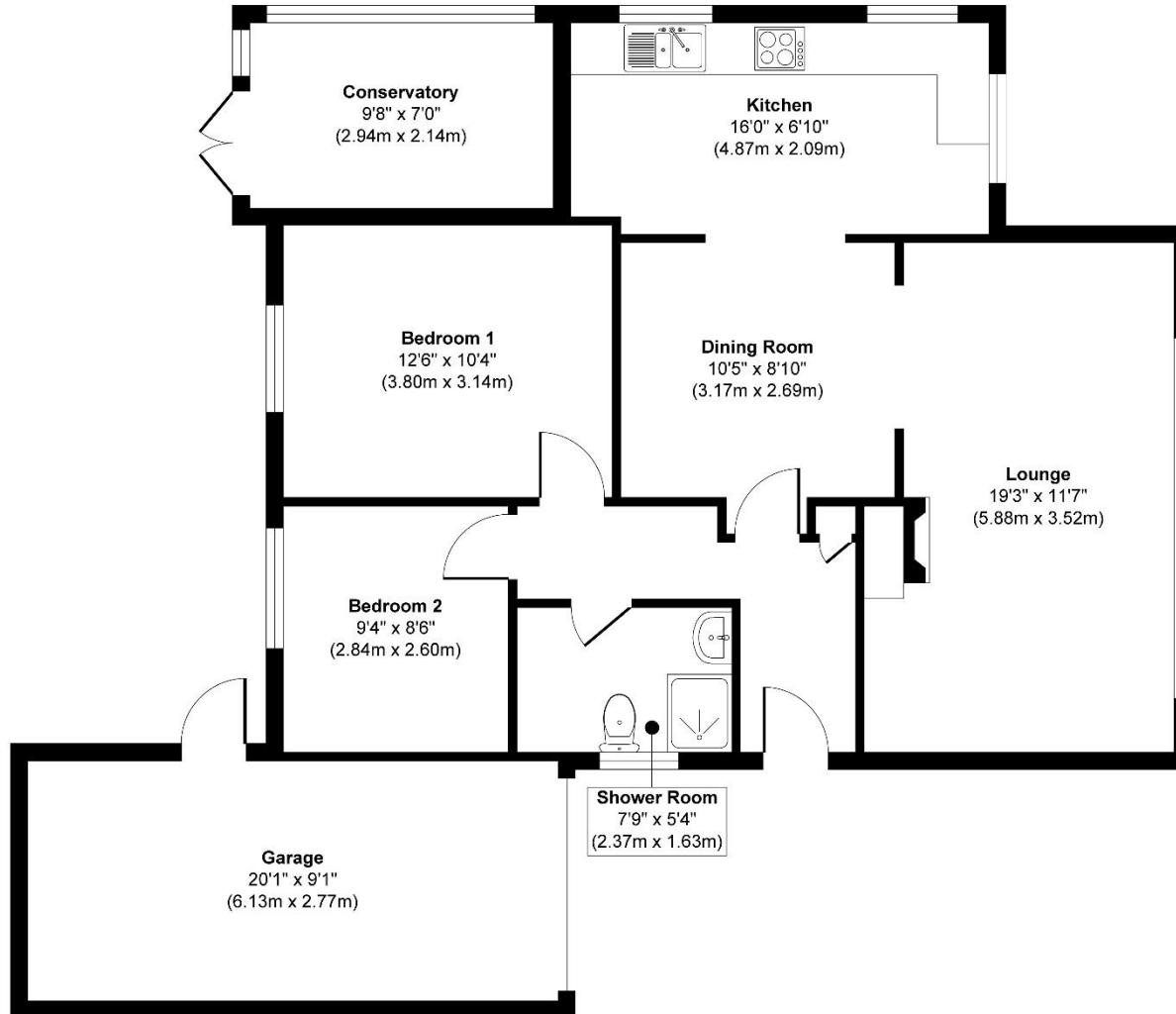
For a more extensive shopping and cultural experience, the cathedral city of Chichester is just 8 miles away, offering a wealth of high street retailers, restaurants, and cafes, all set within its historic centre dominated by the striking 12th-century cathedral.

The area is also well-connected via a regular bus service, making it accessible for those who prefer not to drive.

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

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





Floor Plan

**Approx. Gross Internal Floor Area 1070 sq. ft / 99.38 sq. m**

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

Produced by Elements Property

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