Astons of Sussex
Residential Sales & Lettings

Idle Moments, East Bracklesham Drive, PO20 8JH

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East Bracklesham Drive
PO20 8JH

Guide Price £495,000

Idle Moments enjoys an exceptional coastal setting, positioned just yards from the beach and occupying a prominent central corner plot within one of the area`s most desirable seaside locations. Offering the rare combination of immediate access to the shoreline, generous outdoor space and exciting future potential, this detached two-bedroom bungalow presents a wonderful opportunity to enjoy an enviable coastal lifestyle.

The property`s outstanding location is undoubtedly one of its greatest attributes. Whether it`s morning walks along the beach, enjoying the sea air, or taking advantage of nearby amenities, everything is within easy reach, making this an ideal permanent residence, holiday home or investment opportunity.

The accommodation is arranged around a welcoming entrance hall, which provides access to all principal rooms and benefits from a separate cloakroom. The bright and spacious sitting room enjoys a triple aspect, allowing natural light to stream in throughout the day and creating a wonderfully airy atmosphere. Doors open into the west-facing conservatory, an ideal space to unwind whilst enjoying the afternoon and evening sunshine.

The kitchen is fitted with a range of wall and base units and incorporates integrated double ovens, a gas hob with extractor hood above, and space for a washing machine. Open access leads through to the adjoining sun room, providing additional reception space and a pleasant connection to the garden.

There are two comfortable bedrooms, both served by a fully tiled shower room fitted with a white suite. Gas-fired central heating via radiators provides warmth and comfort throughout the year.

Externally, the property`s substantial corner plot sets it apart from many neighbouring homes. The wrap-around gardens are predominantly laid to lawn, enclosed, and can be accessed from both the conservatory and sun room. The generous plot not only provides excellent outdoor space for relaxation and entertaining but also offers significant scope for extension or redevelopment, subject to the necessary consents, enabling purchasers to maximise the potential of this highly sought-after coastal position.

Further benefits include off-road parking and a detached garage.

LOCATION
The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks.

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 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 12th century cathedral. For those who do not drive, there is a bus service at regular intervals from the area.

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

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

What3words unsecured.nurse.lonely

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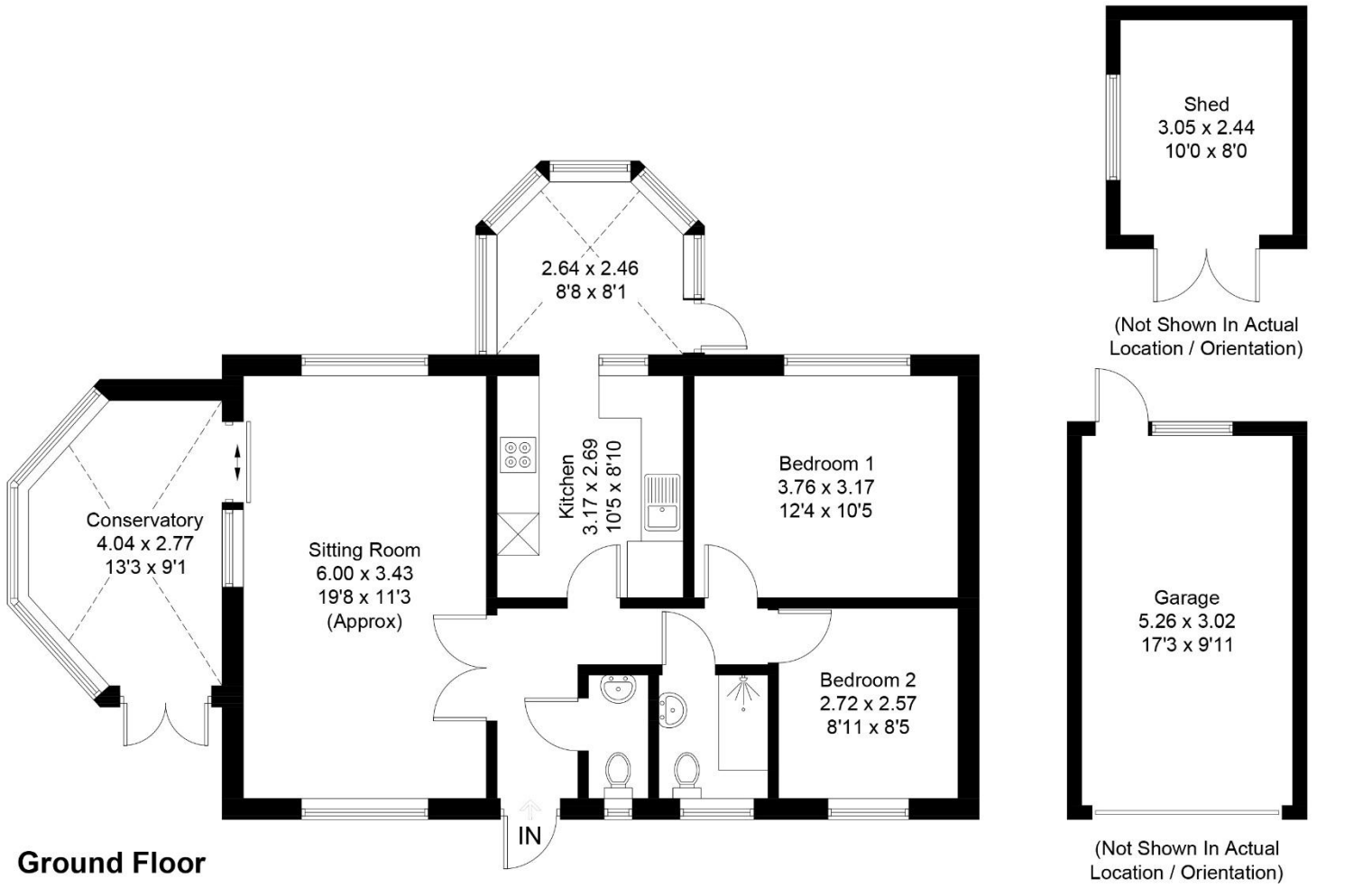
Approximate Gross Internal Area = 78.9 sq m / 849 sq ft
Outbuilding = 23.2 sq m / 250 sq ft
Total = 102.1 sq m / 1099 sq ft



Ground Floor

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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