

45 Sea Serpent Road, Bracklesham, PO20 8GA

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Guide Price £600,000

Situated in Bracklesham Bay, this three bedroom detached chalet bungalow was completed in 2023 and is one of just two chalet bungalows built within the development. The property offers spacious and well planned accommodation, with a particularly impressive principal suite occupying the first floor, alongside off road parking, a garage and a low maintenance garden with a Mediterranean inspired design.

The ground floor is arranged around a welcoming entrance hall, providing access to two bedrooms and the family shower room. One of the bedrooms benefits from fitted wardrobes, while the shower room is conveniently positioned to serve both ground-floor bedrooms.

The spacious sitting room enjoys a westerly aspect and features double doors leading directly out to the garden. Alongside this is the impressive kitchen/dining room, fitted with a matching range of wall and base-level units complemented by stone work surfaces incorporating a recessed drainer. Integrated appliances include a gas hob, eye-level oven and grill, and microwave, with additional space for a fridge/freezer, dishwasher and under-counter fridge. The room comfortably accommodates a large dining table and also features double doors opening onto the garden, creating a practical connection between the indoor and outdoor space.

The first floor is a particular highlight, with a substantial principal bedroom suite providing ample room for bedroom furniture together with a separate sitting or relaxing area. The suite is further complemented by a walk-in wardrobe and an en-suite bathroom.













Outside, the front of the property provides off-road parking for several vehicles and access to the single garage. The rear garden has been designed with ease of maintenance in mind, being predominantly shingled and arranged with Mediterranean-inspired planting and features. A side door provides access into the garage, while additional practical features include a shed/workshop.

Completed to a modern specification and offering flexible accommodation arranged across two floors, this distinctive home provides contemporary living in Bracklesham Bay, close to the coast. Further benefits include the remaining term of the NHBC Warranty.

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. There is a selection of amenities close by including a Co Op, news agents as well as a number of coffee shops/eateries including the popular `Billy`s` where you can enjoy a cold beverage by the sea. 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.

Tenure: Freehold
Local Authority: Chichester District Council
Council Tax: Band E £3,018.50
EPC: B
Services: Mains water, gas, electricity & drainage.
Heating Type: Gas heating to radiators.
Conservation Area: No
What3words: sonic.sport.snacking

Estate management charge of £294.99 which includes reserve fund contribution of £37.50, payable to RMG Living.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.













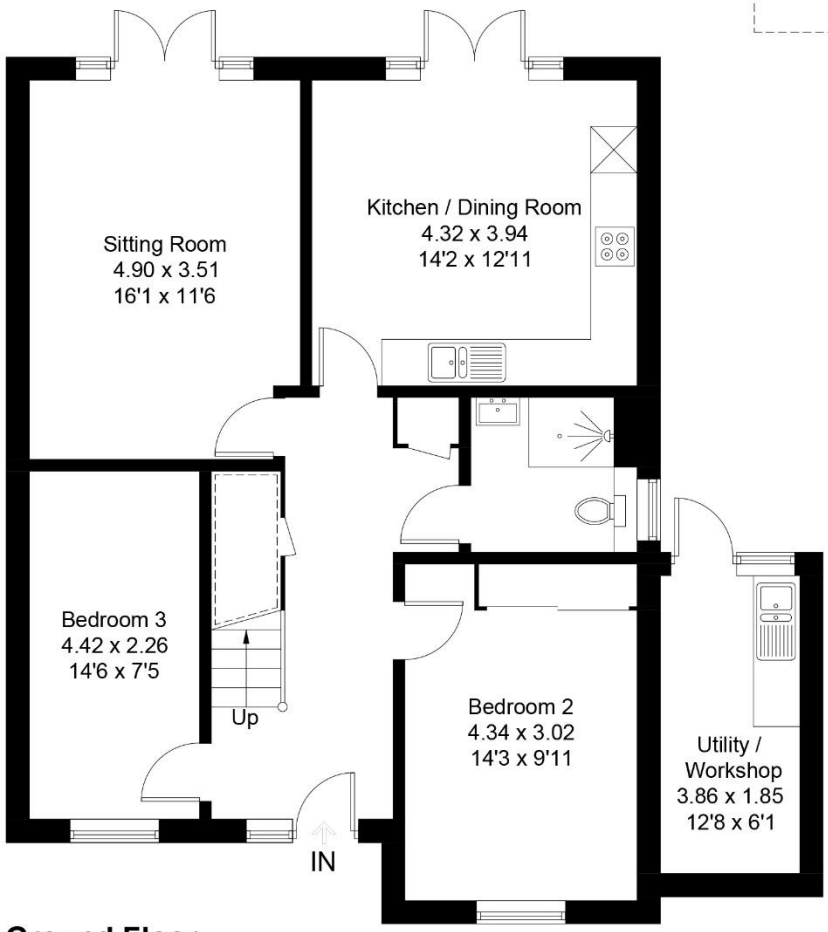
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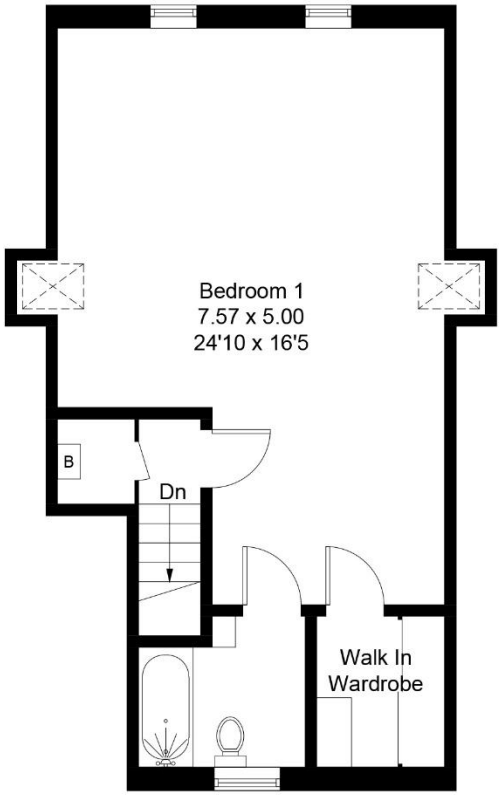
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Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft
Outbuildings = 27.1 sq m / 292 sq ft
(Including Garage)
Total = 150.7 sq m / 1622 sq ft

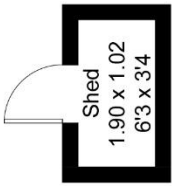
= Reduced headroom below 1.5m / 5'0



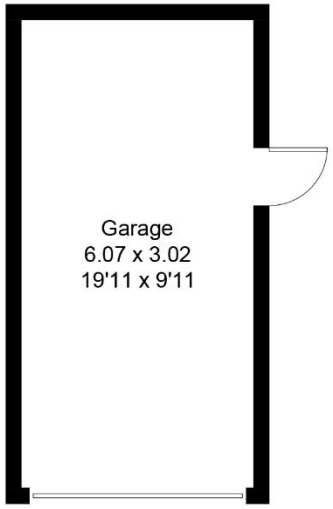
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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