



## 7 Farm Road

Bracklesham Bay, Chichester

Situated within the charming coastal village of Bracklesham Bay, 7 Farm Road boasts a spacious corner plot, close to the beach and local shops.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully Presented Extended Bungalow
- Three Bedrooms
- Sitting & Dining Room
- Kitchen with Utility Room
- Two Conservatories
- Shower Room
- En Suite Bathroom
- Carport and Ample Off-Road Parking
- Landscaped Wrap Around Garden

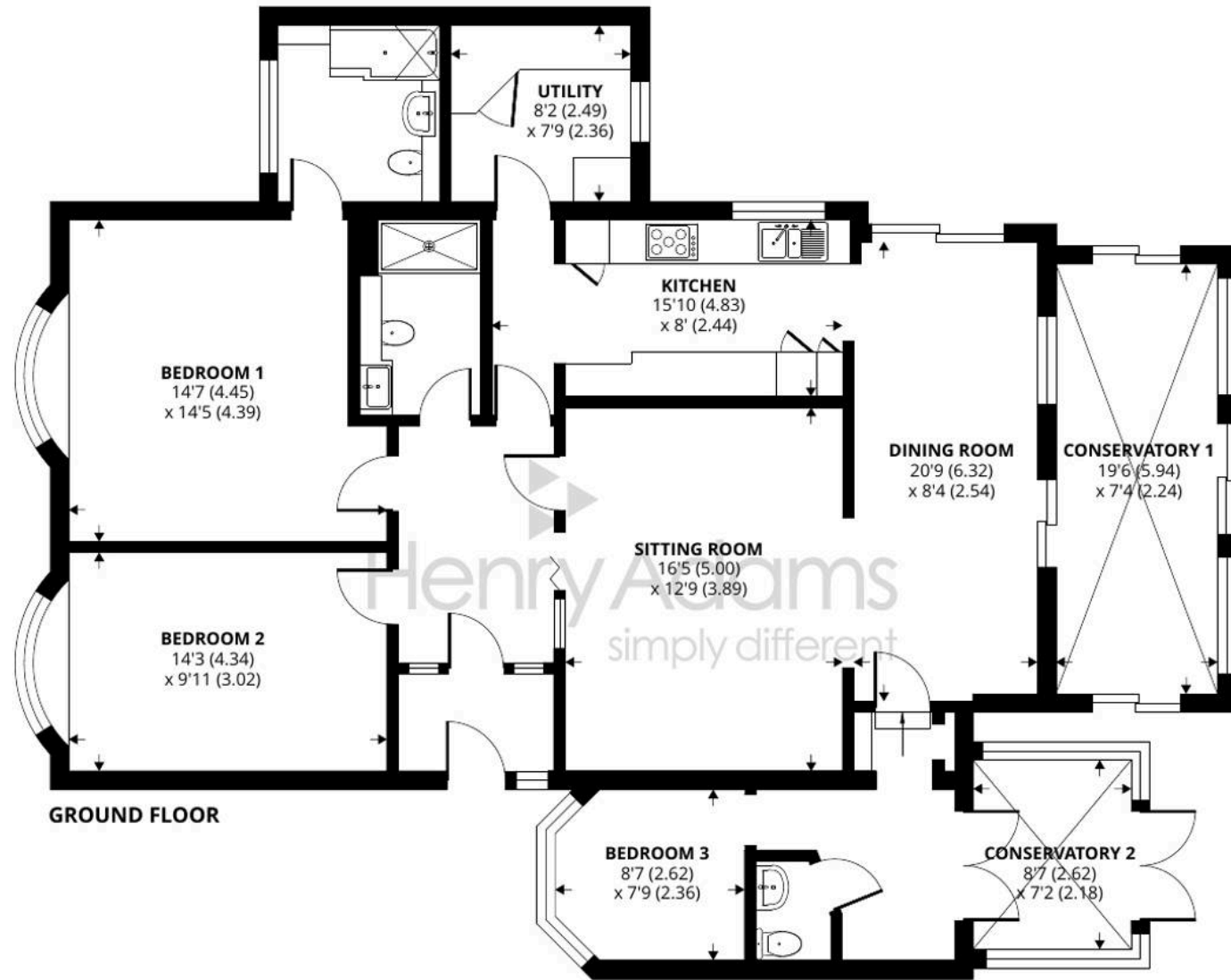
Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.











## Farm Road, Bracklesham Bay, Chichester, PO20

Approximate Area = 1612 sq ft / 149.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1039675



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Offered in beautiful condition, this well-arranged single storey coastal home offers flexible and generously proportioned accommodation.

The property has undergone recent refurbishment and comprises a welcoming entrance hall, a sitting room and dining room plus conservatory, three bedrooms, including a spacious principal bedroom with en suite bathroom and a family shower room with WC. Bedroom three has it's own conservatory.

The stylish newly fitted kitchen is complemented by a good-sized separate utility room, providing practical storage and workspace. Living space is a particular feature with the conservatory adding light and versatility for everyday use and enjoying views over the garden throughout the year.

Externally, the property benefits from an immaculate landscaped wrap around garden with useful detached garden shed, ideal for storage. To the front a carport provides covered off-road parking and a large paved driveway offers further parking for several vehicles. The overall layout is predominantly level, making the property suitable for a wide range of buyers seeking adaptable accommodation.

Located in the popular coastal setting of Bracklesham Bay just one road back from the beach, the property offers a practical layout that can be tailored to individual needs.



## Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.