



Price Guide £1,500,000

'Fairlight', East Bracklesham Drive, Bracklesham Bay, West Sussex PO20 8JW





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Situated directly on the sea front with gardens leading straight onto the beach and views from the first floor over The Solent and across to the Isle of Wight. 'Fairlight' stands in a 0.27 acre measuring approx. 73.95m (240') deep and with a beach frontage of 17.14m (56') offering a spacious, flexible five bedroom layout. The property is presently successfully rented for holiday rentals and this is something that an interested purchaser may want to continue. 'Fairlights' neighbours offer some stunning designs including a 'Huf Haus' and an individual copper clad property and therefore offers the opportunity to re-model or re-develop the site, subject to P.P.

'Fairlight' is offered with full upvc framed double glazed units and full gas fired central heating.

Virtual viewing link:
<https://my.matterport.com/show/?m=swt8j3qSRRT>

ENTRANCE HALL: solid wooden flooring. Stairs to the first floor.

KITCHEN: (N) Extensive range of white matching wall and floor cupboards inset ceramic single drainer sink. Range oven with five ring hob set in tiled recess, built-in washing machine, dishwasher, fridge/freezer. Built in larder cupboard. Arch through into sitting room.

SITTING ROOM: (S and W) Brick fire surround with stone hearth and fitted wood burning stove. Storage cupboard beneath stairs. Two openings leading through to Dining Room.

DINING ROOM: (S and W) picture window overlooking the rear garden and door to rear garden leading onto the beach.

BEDROOM: (S) Picture window overlooking the rear garden.

BEDROOM: (E) Door to Shower Room.

SHOWER ROOM: solid wood floors. Wash hand basin on chest of drawers stand. Walk in shower with Moroccan style tiling, W.C. Chrome ladder style towel rail.

BEDROOM: (N)

FIRST FLOOR:

SPACIOUS LANDING: with space for desk.

BEDROOM: (S, E and W) large picture windows with views to the beach and across The Solent to the Isle of Wight. Two skylight windows.

BEDROOM: (N) Built in cupboard. Ceiling down lighters. Distant views to The Downs.

BATHROOM:

ATTACHED GARAGE: 'Worcester Bosch' gas fired boiler with a large, solar ready hot water storage tank.

GARDENS: completely enclosed with high, timber boarded fencing providing privacy. The front garden has a lawn area while the gravel drive provides parking for a further three/four cars.

The rear garden has a full width decked area leading onto an extensive lawn leading to the beach.

SERVICES: All mains.

VIEWING: The property is available for holiday rentals so it is important that a prior appointment with this office, please.









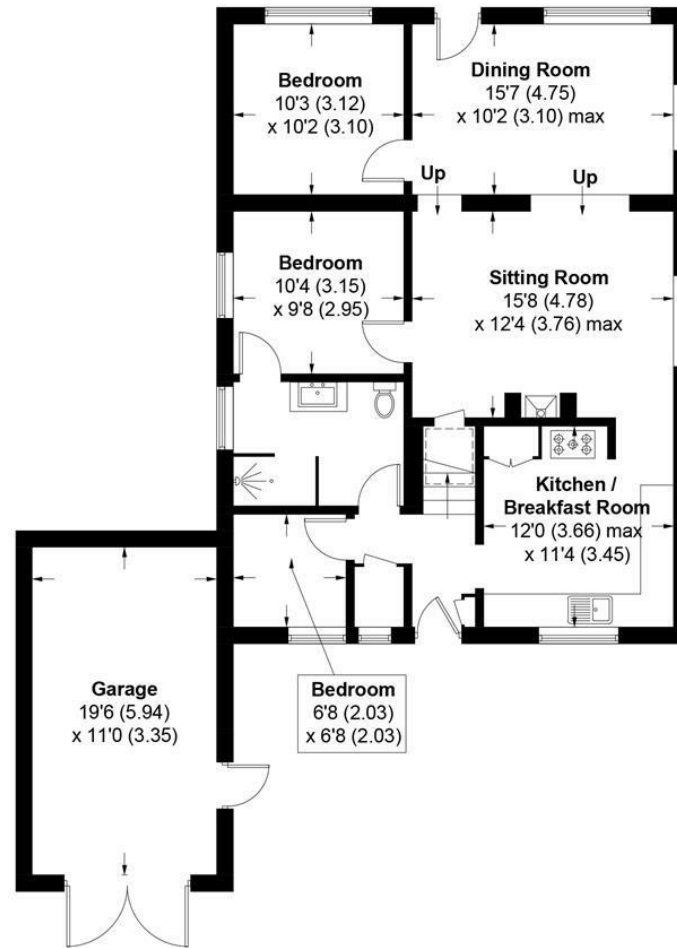


East Bracklesham Drive, PO20

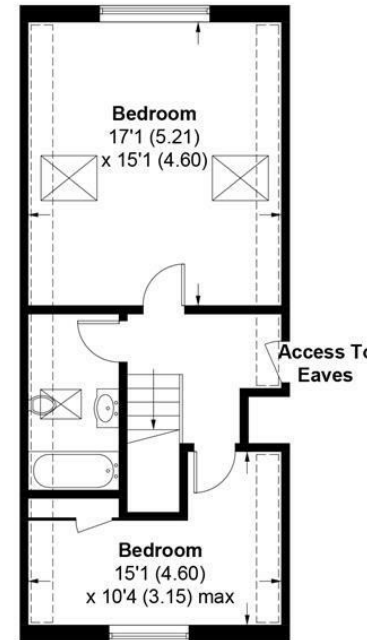
APPROXIMATE GROSS INTERNAL AREA = 1478 SQ FT / 137.3 SQ M

GARAGE = 217 SQ FT / 20.2 SQ M

TOTAL = 1695 SQ FT / 157.5 SQ M



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID830992)

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