



Price Guide £595,000

19 Maple Drive, Bracklesham Bay, West Sussex PO20 8FQ

BAILEYS





01243 672217



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Built by 'Miller Homes' just one year ago, a beautifully presented and very spacious detached house situated in a quiet location overlooking open ground and backing onto fields. Offering approximately 1903 sq ft of floor area, the adaptable layout offers three ground floor reception rooms plus a stunning 18'0" (5.49m) kitchen/breakfast room while on the first floor there are five Bedrooms, two with en-suite shower rooms and a family bathroom. Many upgrades were purchased from the builders including 'Karndean' wood effect flooring throughout the ground floor and bath/shower rooms, carpets to the first floor, 'Silestone' quartz worktops, a wired alarm system and upgrades to lighting and kitchen units. There is a parking for at least four vehicles.

<https://my.matterport.com/show/?m=bqkDK4LHVAE>

Wide Entrance Hall: Stairs with half landing to first floor with storage cupboard under.

Cloakroom: (W) WC with wash hand basin.

Kitchen/Dining Room: (E) A beautifully presented room with matt finish, Cashmere coloured, textured wood effect wall and floor cupboard units with Silestone Royal Reef quartz work tops throughout. 'Island' unit with additional cupboards and a breakfast bar. Twin inset sinks. Zanussi double built in oven with gas hob having cooker hood over. Zanussi 70/30 Integrated fridge/freezer and Zanussi dish washer. Double doors on to the enclosed rear garden.

Utility Room: (E) Single stainless steel sink unit set in to 'quartz' work top with cupboards below and plumbing for washing machine and space for tumble dryer. Door to the garden

Study: (W)

Play Room: (W)

Living Room: (E) Double doors to the enclosed rear garden.

First Floor Landing: Built in cupboard. Access to loft area with light.

Principle Bedroom: (E)

En-Suite Shower Room: (E) Double width glass shower cubicle with mains, thermostatically controlled unit. WC, wash hand basin and ceramic tiled wall behind. Chrome towel rail.

Bedroom Two: (E)

En-Suite Shower Room: (E) Double width glass shower cubicle with mains, thermostatically controlled unit. WC, wash hand basin and ceramic tiled wall behind. Chrome towel rail.

Bedroom Three: (W)

Bedroom Four: (W)

Bedroom Five: (W)

Family Bathroom: (W) Panelled bath with mains, thermostatically controlled shower unit over, glass shower screen. WC, wash hand basin and ceramic tiled wall behind. Chrome towel rail.

Garden: The rear garden which backs on to farmland is fully enclosed being laid to lawn with close boarded fencing to the sides and an established, high hedge to the rear. There are two paved patio areas. Outside water tap.

Garage/Parking: There is a wide drive area laid with brick paviors providing parking for four cars and leading to an integral Garage with up and over door having light, power and door to the rear garden.

Services: All mains.

Viewing: By appointment with the office, please. Telephone 01243 672217.

[www.baileys.uk.com](http://www.baileys.uk.com)





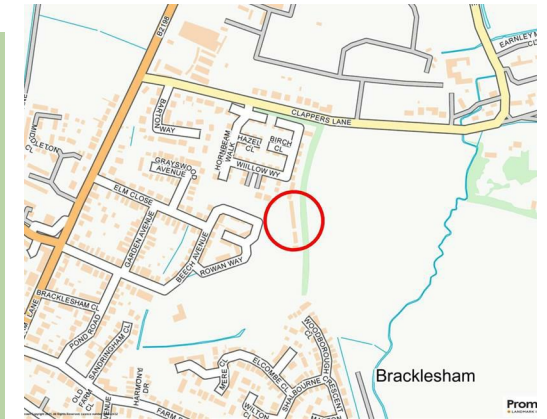












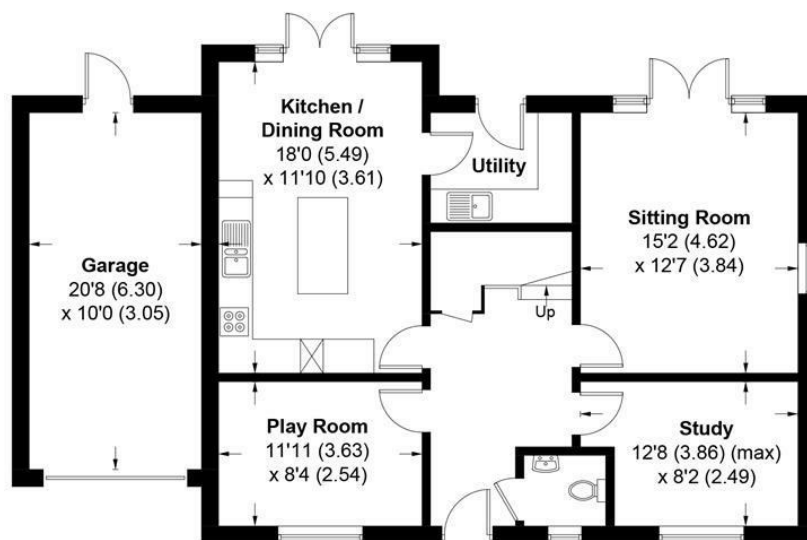


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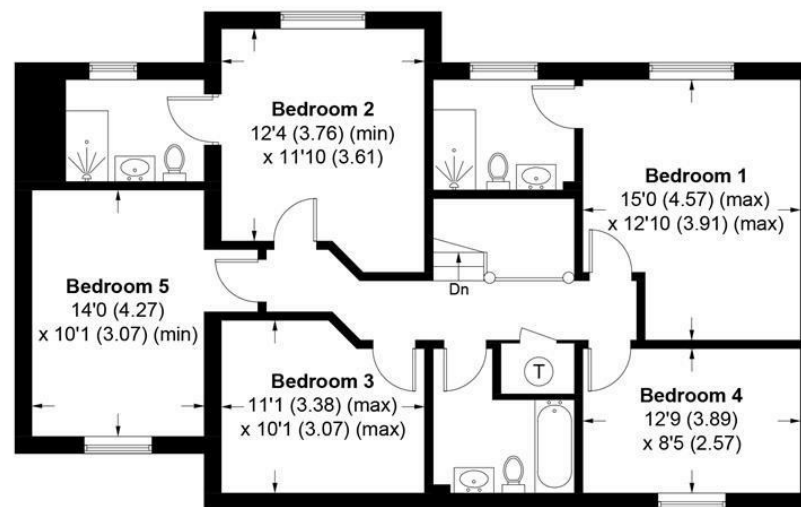
APPROXIMATE GROSS INTERNAL AREA = 1903 SQ FT / 176.8 SQ M

GARAGE = 208 SQ FT / 19.3 SQ M

TOTAL = 2111 SQ FT / 196.1 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. (ID783397)

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