



Guide Price £795,000

St Martins, West Bracklesham Drive, Bracklesham Bay, West Sussex, PO20 8PH





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Situated within just 70m of the beach, a spacious detached house standing in a large plot extending overall to approximately 61m (200') With no forward chain, the property is available with early vacant possession. The accommodation which has been newly decorated, has gas central heating, upvc framed double glazing and wooden flooring to the ground floor and offers the possibility of extending further into the roof, subject to P.P, if desired.

Entrance Hall:

Cloakroom: W.C and wash basin.

Kitchen: (S) fitted with a range of wall cupboards and base units with granite work tops. Inset 1 ½ bowl stainless steel sink, 'Neff' gas hob and built-in 'Neff' electric oven, 'Neff' integrated fridge/freezer and 'Neff' integrated dish washer. Valliant gas fired boiler. Leading through to Dining Area.

Dining Room: (N) Double doors onto the terrace and rear garden. Opening through into Living Room.

Living Room: (N) Feature inset 'Pebble' gas fire. Double doors leading onto terrace and garden. Stairs with half landing to first floor.

Utility Room: Single drainer sink unit with plumbing for washing machine and space for tumble dryer. Door into Garage.

Spacious Landing: Access to the loft. Potential, subject to any P.P. to install additional stairs to create a loft room. Airing cupboard with Alpha gas fired boiler.

Principal Bedroom: (S) sea view glimpse. Door onto south facing balcony. Built in double wardrobe cupboard.

En-Suite Shower Room: Full width shower with glass panel, wall hung wash basin and wall hung w.c. Half tiled walls and ceramic tiled floor.

Bedroom Two: (N) Built in wardrobe cupboards.

Bedroom Three: (N)

Bedroom Four (S) Sea view glimpse.

Family Bathroom: P shaped bath with main shower over. Pedestal wash basin and W.C. Fully tiled wall above bath and ceramic tiled floor.

Outside:

The rear garden extends to approx. 37m (120') In depth and is divided into two sections. The area immediately behind the property has a large paved terrace, lawn and borders and there is then access through a screen hedge to an additional enclosed area laid to lawn.

To the front there is a gravel drive providing parking for four cars and this leads to the integral Garage.

Integral Garage: Up and over door. Two storage cupboards. Door into Utility Room.

Viewing by appointment with the office, please.







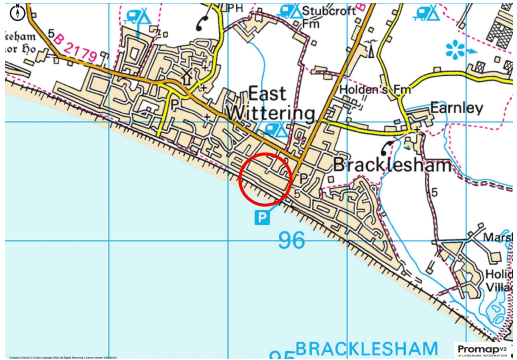




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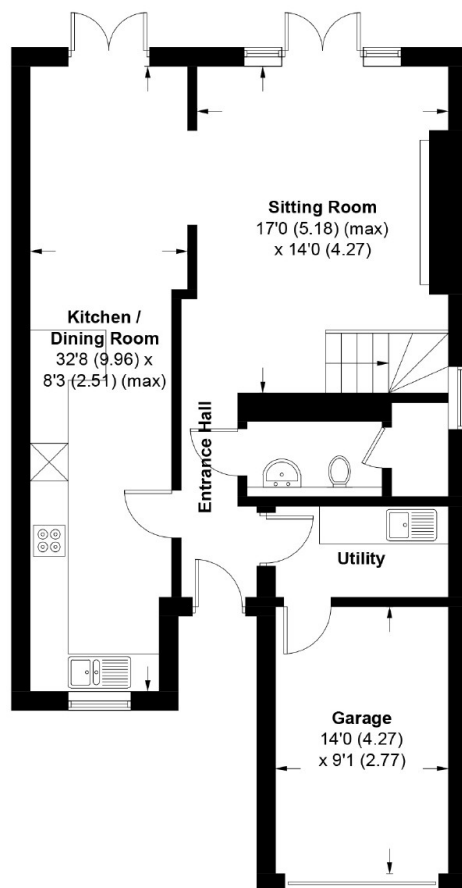
NEAREST

- SHOPS** 0.3 miles
- SCHOOL** 0.8 miles
- BEACH** 80 yds
- BUSES** 0.3 miles
- TRAINS** 6.5 miles

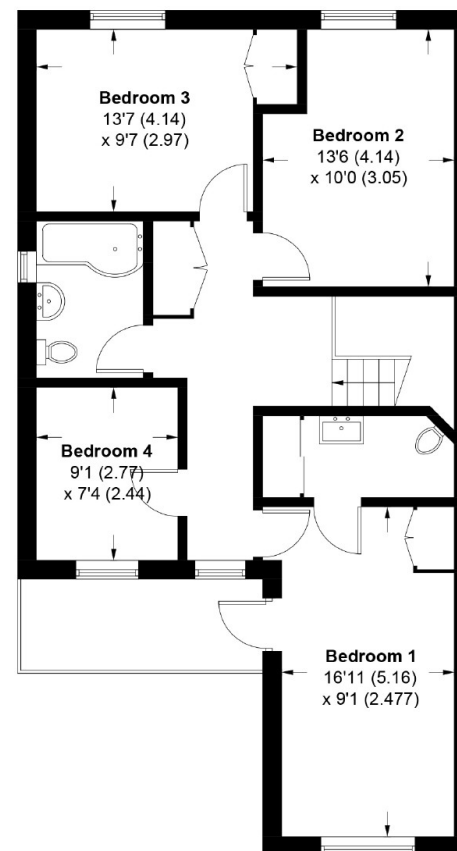


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APPROXIMATE GROSS INTERNAL AREA = 1510 SQ FT / 140.3 SQ M
(INCLUDING GARAGE)



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. (ID679395)

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