



£485,000

Villa Rosa, 56 Farm Road, Bracklesham Bay, West Sussex, PO20 8JT







## Villa Rosa, 56 Farm Road, Bracklesham Bay, West Sussex, PO20 8JT



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A spacious, 4 bedroom detached chalet style bungalow with a good size south facing rear garden, situated within a short walk of the beach at Bracklesham Bay.

The property has gas fired central heating, double glazed windows, ample off road parking, plus a detached garage with garden workshop adjoining. On the first floor is a master suite comprising a double bedroom with sea glimpses from the southerly dormer window, with dressing area and en-suite.

The remainder of the bedrooms are situated on the ground floor together with a well proportioned sitting room with open fire and garden room adjoining, overlooking the south facing terrace and garden. A kitchen/breakfast room and a shower/cloakroom complete the accommodation on the ground floor.

We highly recommend a viewing of Villa Rosa.

Entrance Hall

Sitting Room  
With open fireplace and feature surround.

Kitchen  
Comprising a range of kitchen units with fitted worktops with inset sink, wall mounted gas fired boiler, eye level oven/grill, gas hob and filter hood above. Recess for upright fridge/freezer and space for washing machine.

Garden Room  
With twin double doors opening onto the south facing rear garden.

Bedroom 2

Bedroom 3

Bedroom 4

Shower/Cloakroom  
Suite of white shower, wash basin and wc.

First Floor

Master Bedroom/Dressing Room/En-suite  
With sea glimpses from the south facing dormer window over properties in East Bracklesham Drive toward the coast. The ensuite comprises a white suite of shower, wc and washbasin.

Detached Garage

Garden Workshop

Gardens  
The front garden is part lawned with a brick paved area and driveway area leading to the garage and rear garden. The rear garden is south facing and secluded, with mature hedges and shrubs including an area of lawn and a paved terrace area adjoining the rear of the property.

Viewing  
By appointment with Baileys 01243 672217













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**i** **NEAREST**

- SHOPS** 0.5 miles
- SCHOOL** 1 mile
- BEACH** 0.25 miles
- BUSES** 0.5 miles
- TRAINS** 6.8 miles

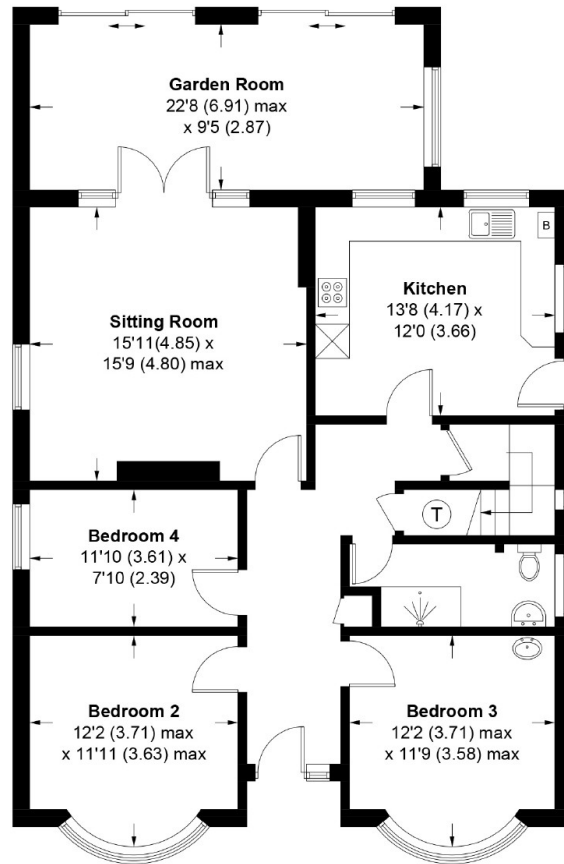


# Farm Road, Bracklesham Bay, PO20

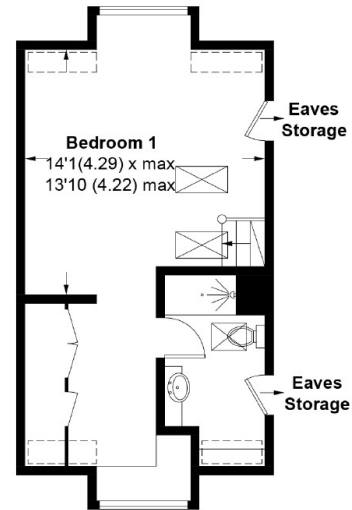
APPROXIMATE GROSS INTERNAL AREA = 1651 SQ FT / 153.4 SQ M

OUTBUILDING = 310 SQ FT / 28.8 SQ M (INCLUDING GARAGE)

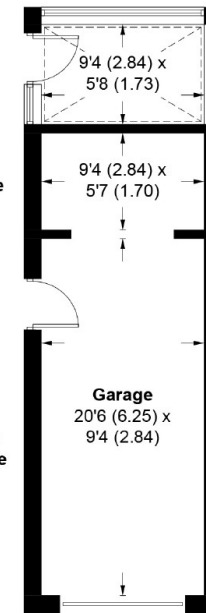
TOTAL = 1961 SQ FT / 182.2 SQ M



**GROUND FLOOR**



**FIRST FLOOR**



(Not Shown In Actual  
Location / Orientation)

**OUTBUILDING**

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. (ID505420)

Produced for Baileys Estate Agents

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