



Price Guide £495,000

1 Shalbourne Crescent, Bracklesham Bay, Nr Chichester, West Sussex PO20 8JY





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A beautifully presented three bedroom detached family house occupying a pleasant residential position on this established and popular estate. The house offers spacious, well planned accommodation with updated bathroom suites and kitchen, plus a fabulous westerly aspect conservatory overlooking the attractive rear garden,

The property has both double glazing and gas central heating and a garage with further off road parking.

Virtual Viewing Link: <https://my.matterport.com/show/?m=fKrx4YYYqQ6>

Entrance Hall

Stairs to first floor with cupboard under.

Cloakroom

Low level W.C. and wall hung wash basin. Ceramic tiled floor and part tiled walls.

Living/Dining Room

Kitchen

Range of cream wall and floor cupboards and drawer units. Inset ceramic sink unit with space for cooker with cooker hood above, fridge, freezer and washing machine. Door to side.

Conservatory

An attractive and very useful room with a feature vaulted ceiling with down lighters and glass gable end with view over the west facing rear garden. Ceramic tiled flooring. Double doors to garden.

Bedroom One

En-Suite Shower Room.

Built in shower cubicle. W.C and wash hand basing.

Bedroom Two

Bedroom Three

Bathroom

Panelled bath with mains shower over with glass shower screen, wash hand basin and W.C. Ceramic tiled walls. Chrome ladder style radiator. Shaver point.

Attached Garage

Up and over door. Door into Utility Room.

Utility Room

(W) Door into garage and to the rear garden.

Gardens

The front garden area includes hard landscaping providing additional off road parking and driveway leading to the garage. The well maintained rear garden is part walled, with lawn and flower/shrub borders.

Additional Parking

Parking for several vehicles to the drive area.

Viewing

By appointment with Baileys 01243 672217







01243 672217

www.baileys.uk.com





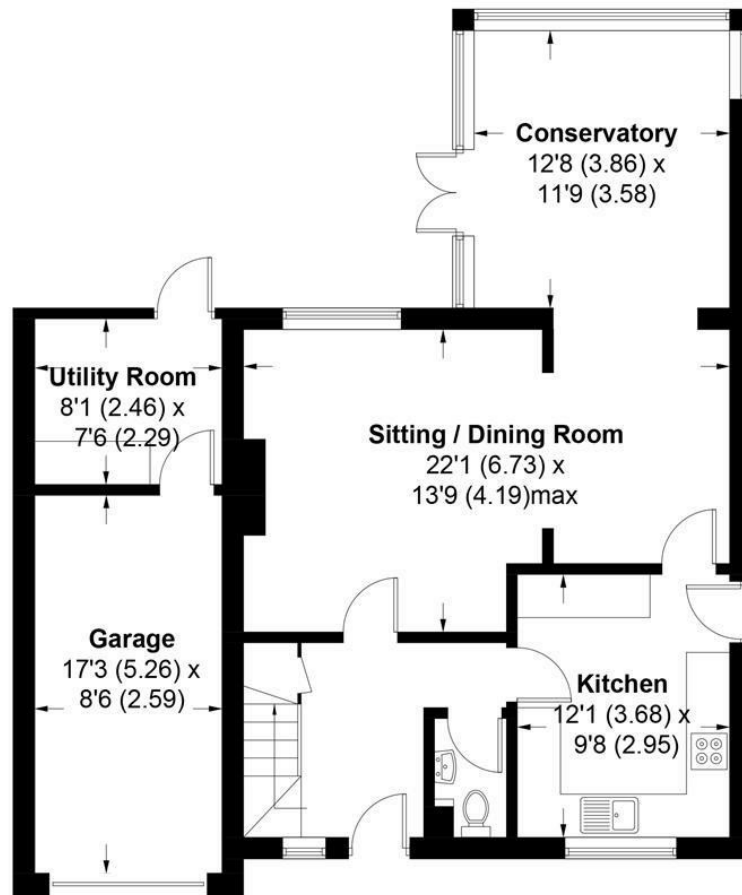
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Shalbourne Crescent, Bracklesham Bay, PO20

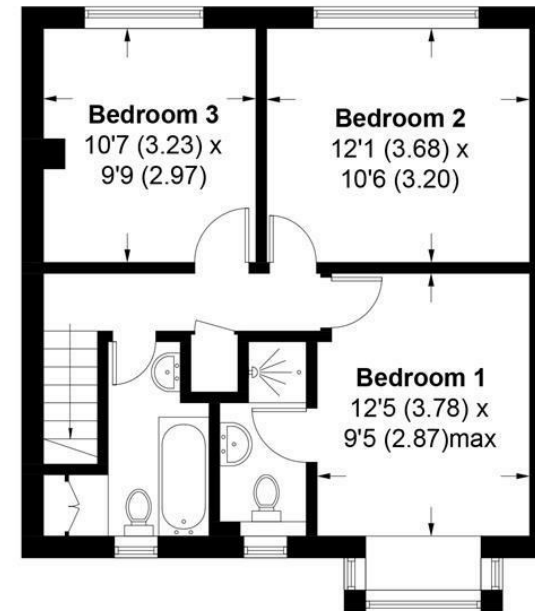
APPROXIMATE GROSS INTERNAL AREA = 1187 SQ FT / 110.3 SQ M

GARAGE / UTILITY ROOM = 215 SQ FT / 20 SQ M

TOTAL = 1402 SQ FT / 130.3 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. (ID483973)

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