



£650,000

Sea Folly, 1 Sussex Grove, Bracklesham Bay, West Sussex, PO20 8AQ





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2



4



2

EPC



C



E

Situated on a secluded corner plot within only 80m of the beach, a light and spacious chalet style house offering four bedrooms and two reception rooms with several contemporary features such as a glass stair balustrade and bathrooms.

<https://my.matterport.com/show/?m=6YGdu3V1IMy>

The layout offers:

Entrance Hall: Stairs to first floor with led, skirting lighting and glass enclosure with oak handrail.

Kitchen/Dining Room: (S and W) Comprehensive range of white units with beech worktops. Ceramic hob with hood over, electric double oven and integrated dish washer and washing machine. Space for fridge/freezer. Peninsular unit with breakfast bar. Door to side with 'Astro' turf and gate to front garden.

Living Room: (S and E) Double aspect. Ornamental fire place. Double doors into south facing garden.

Study/Bedroom Four: (E)

Bedroom Two: (W and N) Door to outside. Mirror fronted wardrobe cupboards.

Bedroom Three: (E and N) Mirror fronted wardrobe cupboards.

Family Shower Room: contemporary design with full width shower cubicle with sliding glass door and ceramic tiled walls, low W,C, and vanity unit.

Landing: Sea glimpse. A very useful space with an area for computer/office. Skylight windows.

Bedroom One: (S) Sea glimpse. Access to under eaves storage areas. Skylight window.

Bathroom: Contemporary suite of panelled bath with shower/mixer, vanity unit and w.c. Chrome ladder radiator. Skylight window.

Outside: The gardens are enclosed to all boundaries mainly with established hedging. The front garden faces south and is laid to lawn with a very easily maintained deck area with hot and cold shower and attractive flower borders. There is a further enclosed area situated between the property and the garage which has a slate floor covering and raised vegetable beds. There is solar lighting fitted throughout the garden.

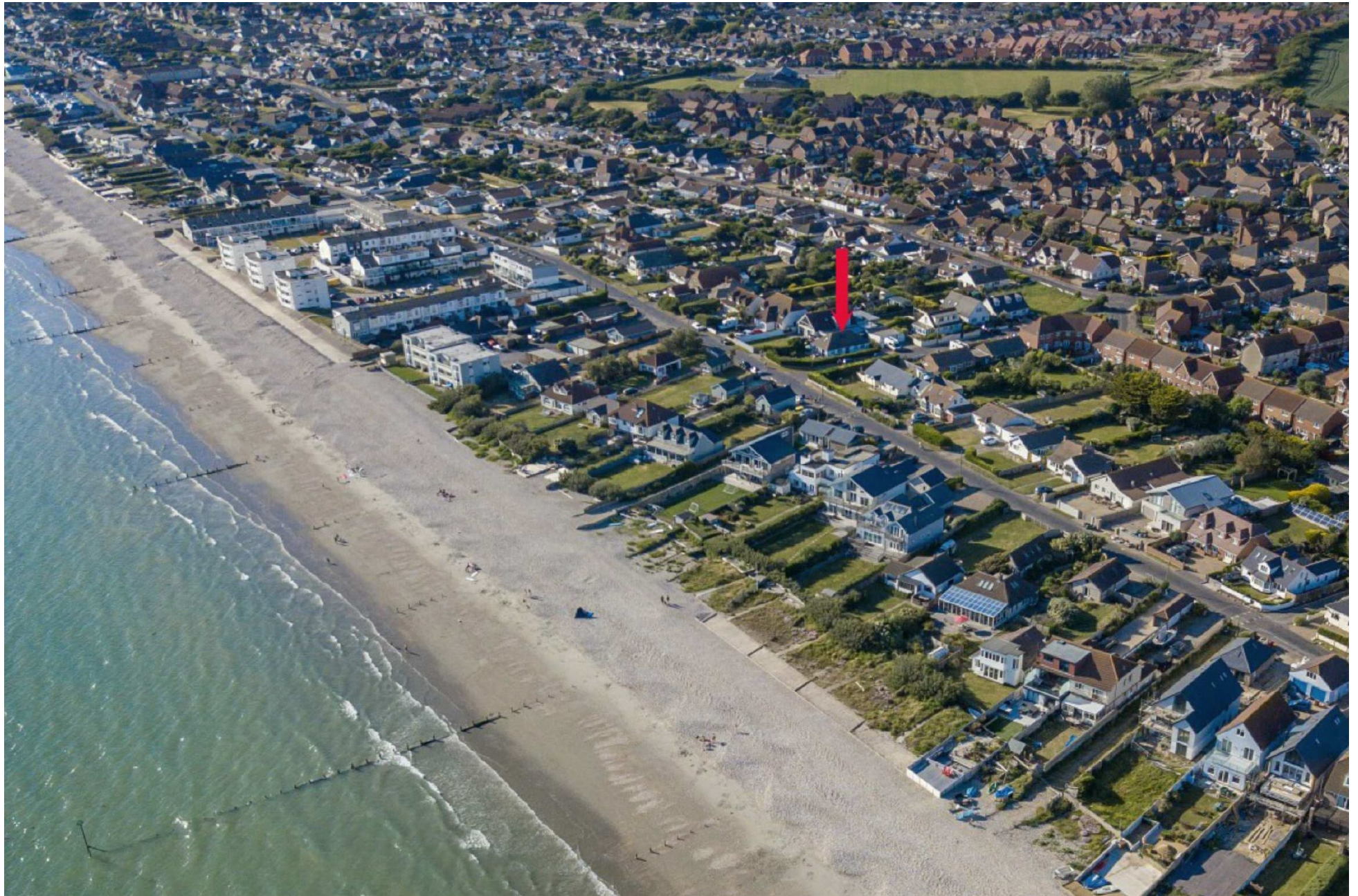
Garden shed.

Garage: Electric lift up and over door. Additional parking for two cars to the front.

Viewing: By appointment with the office, please.

















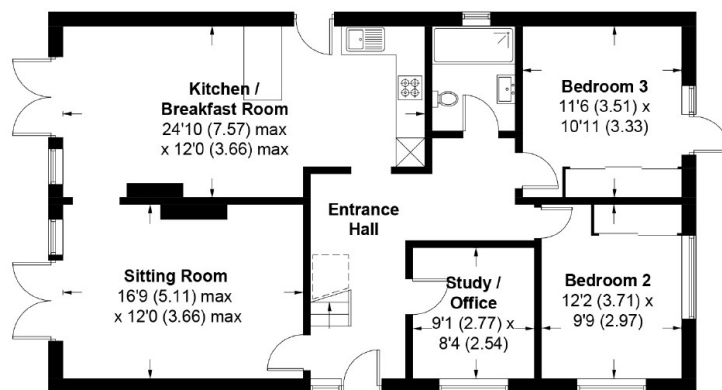


NEAREST

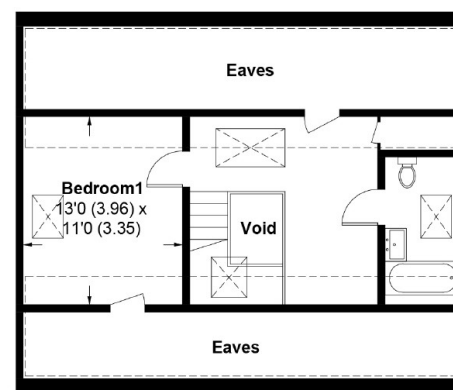
-  SHOPS
-  SCHOOL
-  BEACH
-  BUSES
-  TRAINS



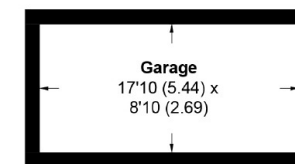
Sea Folly, 1 Sussex Grove, PO20 8AQ
 APPROXIMATE GROSS INTERNAL AREA = 1758 SQ FT / 163.3 SQ M
 (INCLUDING EAVES / EXCLUDING VOID)
 GARAGE = 158 SQ FT / 14.7 SQ M
 TOTAL = 1916 SQ FT / 178 SQ M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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. (ID651771)

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