



Price Guide £415,000

10 Clappers Lane, Bracklesham Bay, Nr Chichester, West Sussex PO20 8JB





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Available with immediate vacant possession, a semi-detached two bedroom bungalow situated within about 800m of the beach, 350m from the local shop and just 180m from the bus stop with a regular service to Chichester. The property has both gas fired central heating and upvc framed double glazing and importantly, the benefit of a good size south facing rear garden extending to about 65' in depth.

Virtual Viewing Link: <https://my.matterport.com/show/?m=Ahp2M5w7Kb1>

Entrance Hall: Two built in cupboards. Access to loft area.

Living Room: (S) Open fire in stone surround and hearth. Two wall light points. Door into the Conservatory.

Conservatory: (S, W and E) Double doors to the rear garden.

Kitchen: (S) Range of cupboard units with inset single drainer sink unit. Double built in over and ceramic hob. Plumbing for washing machine and space for fridge/freezer.

Bedroom One: (N) Range of built in cupboard units along one wall.

Bedroom Two: (N) Built in cupboard.

Shower Room: (W) Formerly fitted with a bath. Corner

shower cubicle with electric shower. Low level W.V. Pedestal wash basin. Chrome ladder style towel rail.

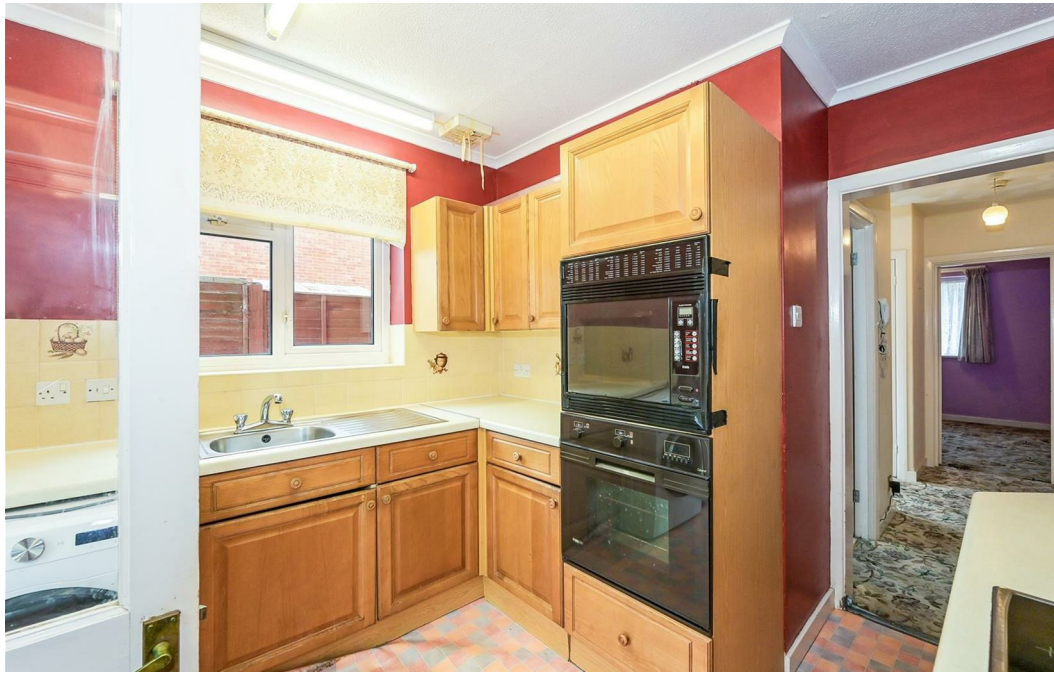
Outside:

The front garden is open plan and laid to lawn. The rear garden faces south and is enclosed with close boarded fencing and is also laid to lawn. Timber garden shed.

Detached Garage: up and over door. There is a long drive with space for parking several additional vehicles.

Viewing: Accompanied viewings by appointment only. Please call 01243 672217.









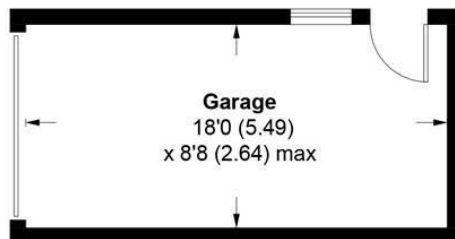


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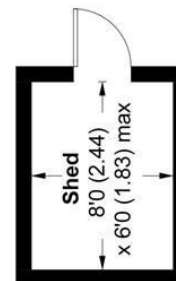
APPROXIMATE GROSS INTERNAL AREA = 827 SQ FT / 76.8 SQ M

GARAGE / SHED = 205 SQ FT / 19.1 SQ M

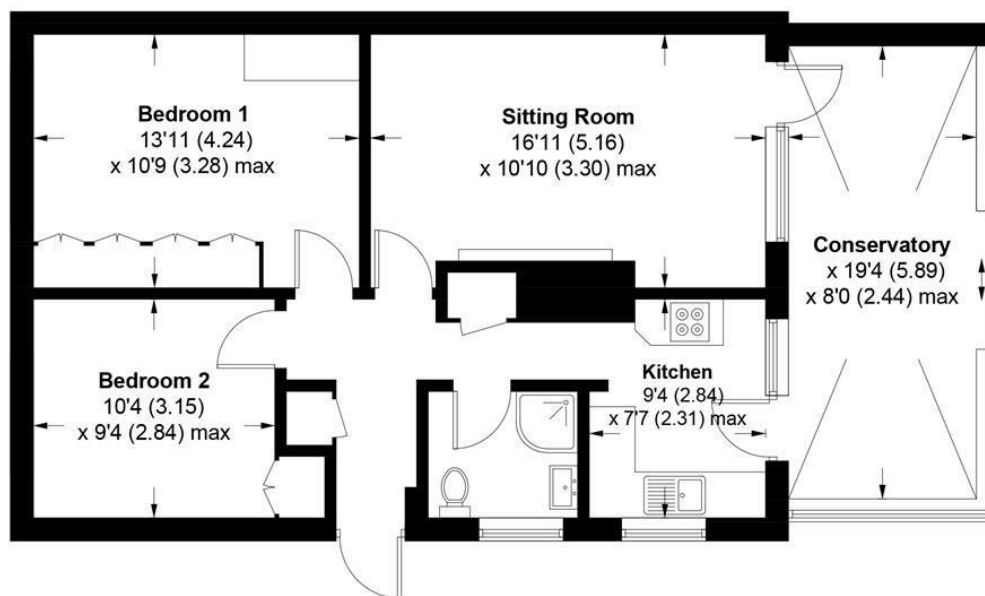
TOTAL = 1032 SQ FT / 95.9 SQ M



(Not Shown In Actual Location / Orientation)



(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. (ID1001966)

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