



Price Guide £895,000

'Homesea' East Bracklesham Drive, Bracklesham Bay, West Sussex PO20 8JW

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Situated directly on the sea front with panoramic views out to the Nab Tower, across to the Isle of Wight and Solent towards Portsmouth, with access from the garden straight on to the beach. A well presented semi-detached house with the benefit of current planning permission ref. 21/00205/DOM to extend the ground floor below the balcony. The property has both gas fired central heating and double glazing and is arranged with the living areas on the first floor so as to maximise the views. Externally there is a garage with further off road parking and a courtyard style garden adjacent with an outside hot and cold shower.

VIRTUAL VIEWING LINK: <https://my.matterport.com/show/?m=WjR1wNPqdW3>

ENTRANCE HALL: Cloaks area. Stairs to first floor.

CLOAKROOM: Low level w.c. Vanity unit. Tiled floor and half walls.

BEDROOM ONE: (S) Sea views.

DRESSING ROOM.

BEDROOM TWO: (N) Large storage cupboard, under stairs.

BEDROOM THREE: (S) Sea views. Door to outside and garden.

LARGE FAMILY BATHROOM: Corner bath, separate shower

cubicle, vanity unit and low level w.c. Ceramic tiled floor and tiled walls.

FIRST FLOOR:

LIVING ROOM: (S) Sea views. Picture windows with sliding door onto the full width, glazed balcony.

KITCHEN/BREAKFAST ROOM: (N) Fitted with white base and wall cupboards units with composite worktops, twin stainless steel sinks, an 'Indesit' built in double oven with ceramic hob and cooker hood over and an integrated dish washer. Laminate style flooring, part tiled walls and hatch/ladder access to Loft Room.

LOFT ROOM: Velux window.

OUTSIDE:

GARDEN: Laid to lawn with direct access onto beach. Side pedestrian access and front courtyard garden area with outside shower.

DETACHED GARAGE: Up and over door and personal door to rear.

ADDITIONAL OFF ROAD PARKING for several vehicles.

VIEWING: By appointment with the office please 01243 672217.











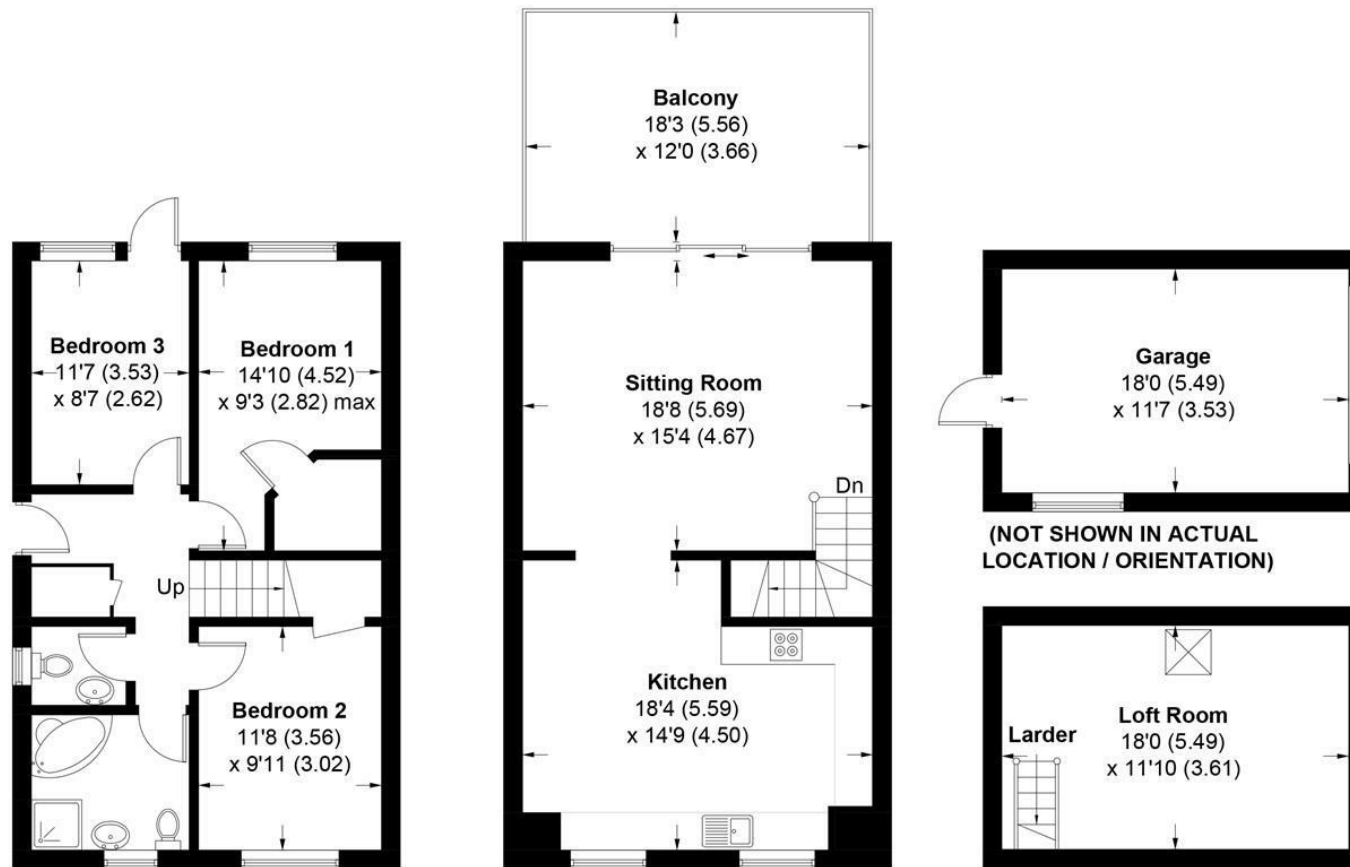
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APPROXIMATE GROSS INTERNAL AREA = 1125 SQ FT / 104.5 SQ M

LOFT ROOM = 210 SQ FT / 19.5 SQ M

GARAGE = 211 SQ FT / 19.6 SQ M

TOTAL = 1546 SQ FT / 143.6 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND 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. (ID764136)

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