



Price Guide £470,000

17 Elcombe Close, Bracklesham Bay, Chichester, West Sussex PO20 8QZ





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A well presented, detached 3 bedroom house with three reception rooms, situated in a small cul-de-sac close in the seaside village of Bracklesham Bay.

The current owners have installed a lovely kitchen/breakfast room and added a brick built storage/utility area to the side, with space and potential to convert the rear section into a small office or hobby room if required. The garden backs onto a greensward area with footpath leading to the nearby Bracklesham Barn playing fields. There is off road parking to the front and the property has double glazed windows and gas fired central heating. Viewing is highly recommended.

Entrance Porch
Glazed entrance porch

Inner Hall

Cloak Room
Comprising a suite of wash basin and wc.

Study
Wall mounted gas fired boiler for central heating and hot water.

Sitting Room
With view over the rear garden.

Kitchen/Breakfast Room.
A contemporary style and recently installed kitchen/breakfast room, comprising a range of floor and wall mounted cupboards with fitted worktops/breakfast bars and integrated sink with mixer, twin double ovens, ceramic hob with filter hood above. Integrated wine rack and dish washer and fridge/freezer. Space and plumbing for washing machine.

Play Room/Dining Room
With stairs rising to the first floor landing and bedrooms. Double doors opening into the rear garden.

Landing
Airing cupboard.

Bedroom 1

Bedroom 2 - ensuite
With ensuite comprising shower, wc and wash basin

Bedroom 3

Family Bathroom
Comprising a panelled bath, wc and wash basin.

Outside
Workshop/storage area with front door and rear to garden, providing great storage and utility space .

To the front of the property is a dropped kerb area with driveway space for 1 or 2 cars with tarmacadam drive and shingle paved areas.

The rear garden is mainly lawned with paved patio areas and enjoys a secluded backdrop area overlooking nearby greensward area with mature trees.

Council Tax Band D.

Viewing - Accompanied appointment only with Baileys - 01243 672217









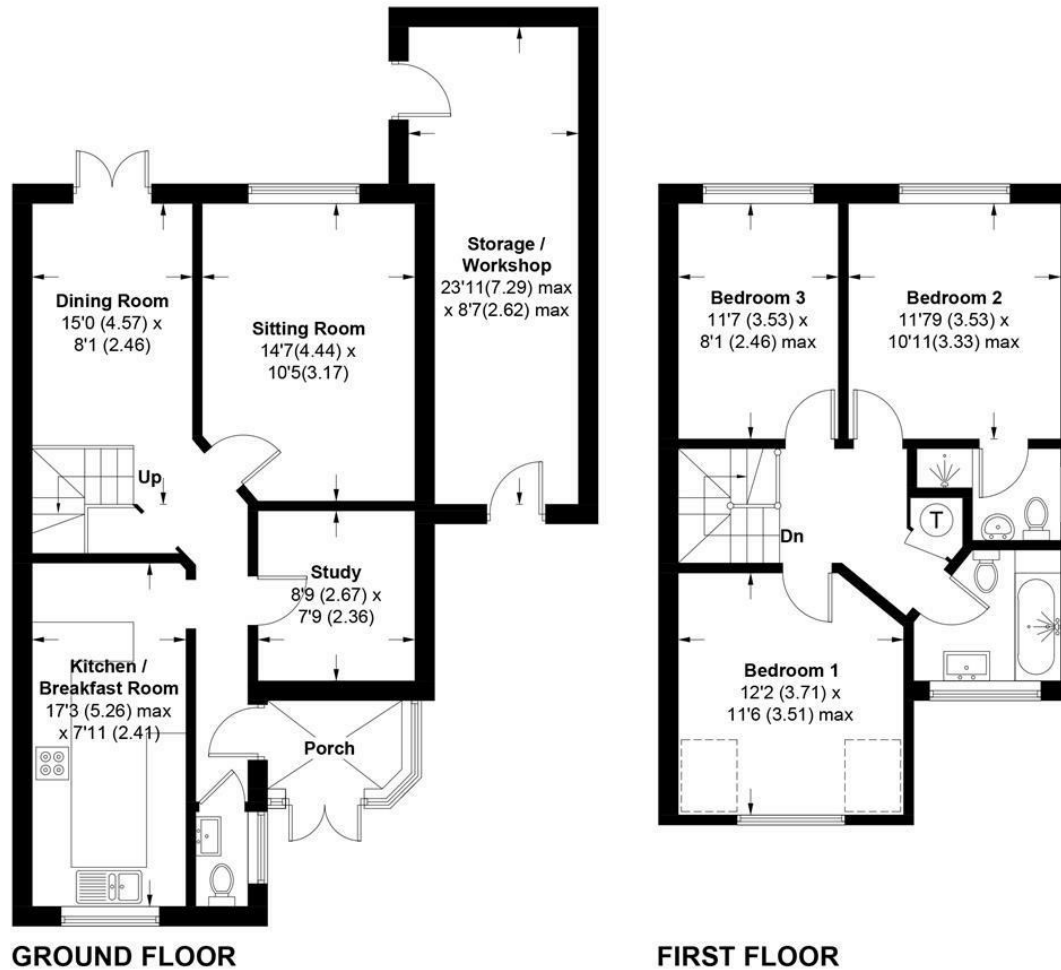


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APPROXIMATE GROSS INTERNAL AREA = 1163 SQ FT / 108.1 SQ M

STORAGE / WORKSHOP = 186 SQ FT / 17.3 SQ M

TOTAL = 1349 SQ FT / 125.4 SQ M



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. (ID1005574)

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