



Price Guide £825,000

Happy Days, East Bracklesham Drive, Bracklesham Bay, PO20 8JW





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Happy Days comprises a detached 4 bedroom bungalow, approximately 150 metres from the beach situated on a generous corner plot garden, presented to a high standard throughout offering light, spacious accommodation and has proven to be a very popular luxury self-catering holiday rental property for several years with Baileys, providing comfortable beach style accommodation for up to eight guests and would provide new owners with a well established, up and running, holiday home income and turn-key purchase.

The open plan sitting room/kitchen breakfast room is a triple aspect with doors opening onto a westerly facing decking area. Two of the bedrooms are en-suite, there is a separate utility room, luxury family bathroom with bath, double shower, wc and wash basin, an outside shower, garden storage sheds for outdoor furniture storage and ample car parking on the driveway.

In addition to being so close to the beach, Happy Days is at the quieter end of Bracklesham Bay and within walking distance of local shops and restaurants in Bracklesham Bay, whilst East Wittering village with a larger array of shops is approximately 1.5 miles distant.

Entrance Porch

Entrance Hall

Spacious Hall leading to the inner hall including built in cupboards.

Reception Room/Kitchen

A triple aspect open plan room, with doors opening onto the westerly aspect decking area. The kitchen area includes a breakfast bar area and a range of built in floor and wall mounted cupboards, including inset sink, eyelevel double oven, hob, filter hood, dishwasher and fridge/freezer.

Utility Room

With fitted worktop and inset sink, floor and wall mounted cupboards and door to rear garden, with tumble dryer and washing machine.

Family Bathroom

Comprising a luxury suite of stand alone oval bath, double walk in shower, wc and wash basin with tiled walls and floor.

Bedroom 1

Bedroom 2

Bedroom 3 - ensuite

Bedroom 4 - ensuite

Outside

Gardens surround the property with extensive lawns on three sides with mature hedgerow boundaries to the south and west side of the garden providing both shelter and privacy. To the western elevation is a decking area for alfresco dining and to the rear are two garden stores and an outside hot and cold shower.

Off Road Parking

There is ample off road parking on the driveway area to the front of the property.

Viewing

By appointment only with Baileys.





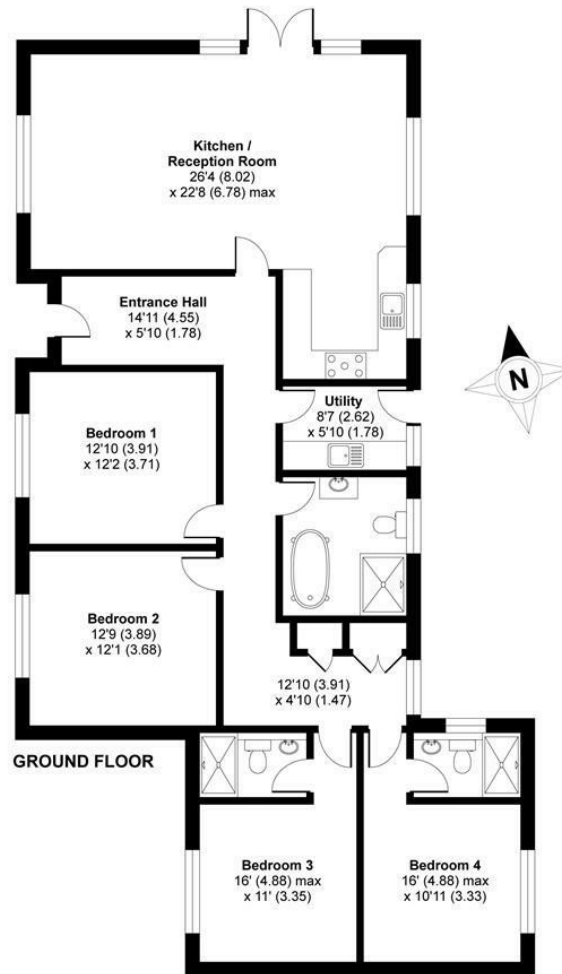






Happy Days, East Bracklesham Drive , Bracklesham Bay, Chichester, PO20 8JW

APPROX. GROSS INTERNAL FLOOR AREA 1588 SQ FT 147.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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