



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**3 Sandringham Close, Bracklesham Bay, PO20 8HS**



# 3 Sandringham Close, Bracklesham Bay PO20 8HS

Guide Price £430,000

A three bedroom DETACHED BUNGALOW of 1,159 sq ft (including garage) located close to the BEACH in Bracklesham Bay. The property is offered with NO ONWARD chain and is in need of MODERNISATION THROUGHOUT.

Situated in a peaceful cul-de-sac just a short stroll from the beach, this detached bungalow presents a fantastic opportunity to create a bespoke coastal retreat. Spanning 1,159 sq ft, including the garage, the property has been well cared for over the years and includes a new boiler installed in 2022. While the bungalow would benefit from modernisation throughout, this offers a wonderful chance to truly make it your own.

The bungalow offers three well sized bedrooms, offering flexibility for family use, guests, or perhaps a home office. The main bathroom, with a bathtub, is complemented by a separate toilet, positioned conveniently nearby. Outside, the property features a private driveway with space for two to three vehicles, leading to a single garage that offers additional storage or potential workspace.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





## LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co Op, news agents as well as a number of coffee shops/eateries including the popular 'Billy's' where you can enjoy a cold beverage by the sea. Further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist, and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

**Tenure** Freehold | **Council Tax** Band D | **EPC** D

## Services

Mains gas, electricity, water & drainage.



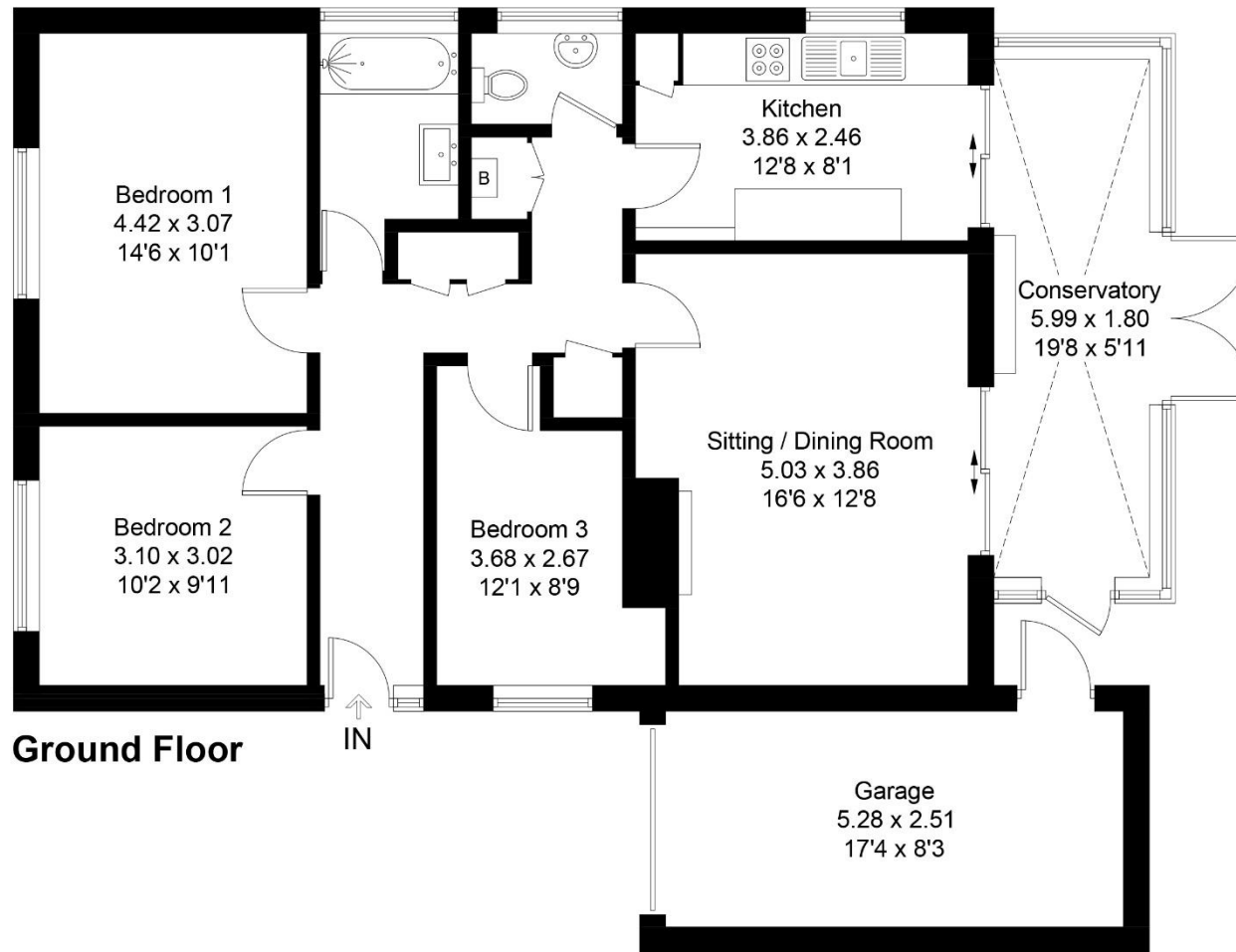
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Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 107.7 sq m / 1159 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**what3words**  
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