



FOR SALE
Astons
of sussex
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Manama, Farm Road, Bracklesham Bay, West Sussex, PO20 8JT

Guide Price £575,000

A three bedroom DETACHED BUNGALOW of 2,096 sq ft located close to the BEACH and in need of MODERNISATION with the added convenience of NO ONWARD CHAIN.

Manama is a deceptively spacious detached bungalow situated in the heart of Bracklesham Bay being just a short and level walk to the beach. The extended accommodation measures 2,096 sq ft (including garage) with the plot measuring just under 0.2 of an acre. Internally, the property is in need of a modernisation programme, however we believe there is significant remodelling scope to create a spacious family home on a fantastic plot.

The bungalow is approached via a sweeping driveway which offers parking for several vehicles and access to the garage. The rear garden measures approximately 80 ft in length and is mainly laid to lawn with an extensive patio area, raised planters and mature trees. The garden also offers a great deal of privacy from neighbouring properties being fully enclosed by brick boundary walls and close board fencing.

EPC – E.



LOCATION

The property is located in Bracklesham Bay, a small seaside village where you will find a popular beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called 'Billy's' where you can enjoy a cold beverage by the sea, however 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 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 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 E.

Entrance Porch

Sitting Room 15'10" (4.83m) x 14'0" (4.27m)

Dining Room 10'10" (3.3m) x 9'8" (2.95m)

Kitchen 19'0" (5.79m) x 9'8" (2.95m)

Utility Room 8'7" (2.62m) x 6'11" (2.11m)

Study 9'1" (2.77m) x 8'5" (2.57m)

Bedroom 10'10" (3.3m) x 9'8" (2.95m)

Bedroom 11'4" (3.45m) x 9'10" (3m)

Loft Room 22'5" (6.83m) x 8'7" (2.62m)

Bathroom

Shower Room

Garage 16'5" (5m) x 8'7" (2.62m)





Produced for Astons of Sussex

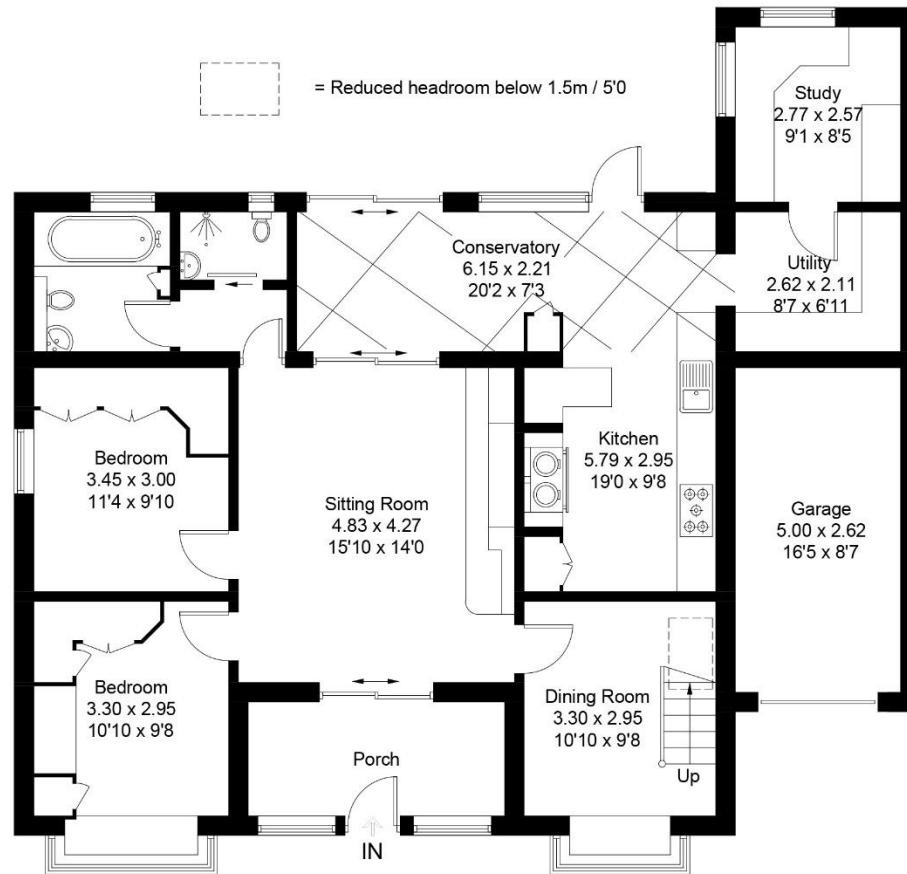
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Approximate Gross Internal Area = 182.0 sq m / 1959 sq ft

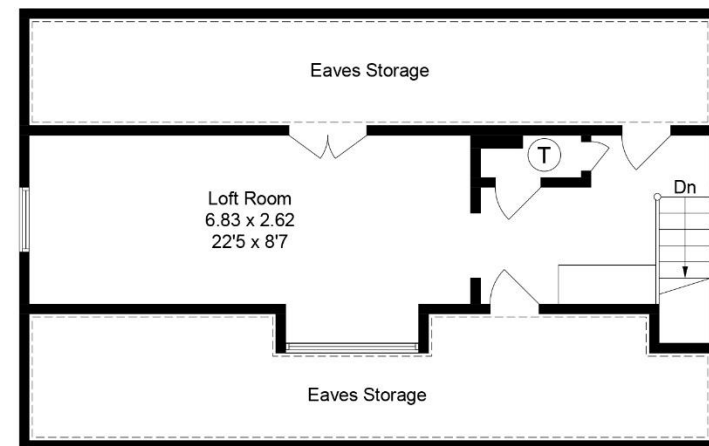
(Including Eaves Storage)

Garage = 12.7 sq m / 137 sq ft

Total = 194.7 sq m / 2096 sq ft



Ground Floor



First 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.



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