



Seaview House

West Bracklesham Drive

Bracklesham Bay, PO20 8PF

Guide Price £750,000

This beautiful detached bungalow has been the subject of an extensive renovation programme and also offers the incoming buyer superb potential to extend or enlarge the current accommodation, subject to the necessary consents.

Seaview House has 1,461 sq ft of accommodation (including garage & garden room) with all internal rooms accessed via the spacious central hallway. Measuring 17ft x 12ft, the south facing sitting room is a bright and airy space with bay window overlooking the front garden, there is also a log burner for those chilly winter days. Located to the rear of the property, and opening out onto the rear garden is the neatly modernised kitchen/breakfast room with integrated appliances. There are three bedrooms, all of which are large enough to accommodate a king size bed. Completing the ground floor accommodation is a stunning, fully tiled bathroom suite with contemporary brass sanitary ware, porcelain sink and beech work top as well as a play room accessed via bedroom three.

The plot extends approximately 45m x 15m with the bungalow occupying a central position providing good sized gardens to both the front and rear. The rear garden is mainly laid to lawn, has a great deal of privacy and has recently been overhauled with the installation of contemporary slatted fencing. A newly completed garden room with power and lighting is a wonderful addition to the already generous accommodation. The frontage provides parking for numerous vehicles as well as access to the garage which has an electric roller door. This area is also a fantastic sun trap and offers potential to be fenced off to create both parking and a private front garden if desired.



LOCATION

The property is located on the land side of the very popular West Bracklesham Drive and is within 100m of the 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 wide range of shops, cafes and restaurants and is steeped in rich architecture such as 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 E | **EPC** D

Sitting Room 17'11" (5.46m) x 12'9" (3.89m)

Kitchen/Breakfast Room 18'6" (5.64m) x 7'10" (2.39m)

Bedroom 1 11'7" (3.53m) x 10'6" (3.2m)

Bedroom 2 12'1" (3.68m) x 11'11" (3.63m)

Bedroom 3 11'0" (3.35m) x 8'10" (2.69m)

Leading to Play Room

Play Room 8'3" (2.51m) x 7'11" (2.41m)

Family Bathroom

Garage 18'5" (5.61m) x 8'5" (2.57m)

Garden Room 16'9" (5.11m) x 8'2" (2.49m)

General Information

The property is connected to all mains services. Gas central heating to radiators.



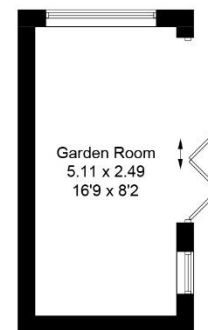
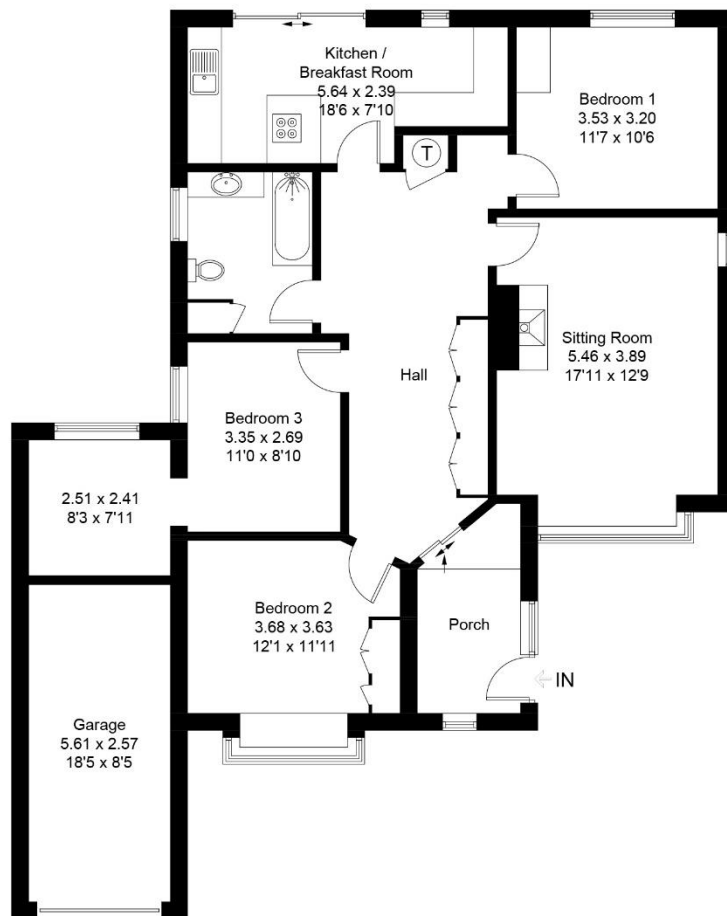


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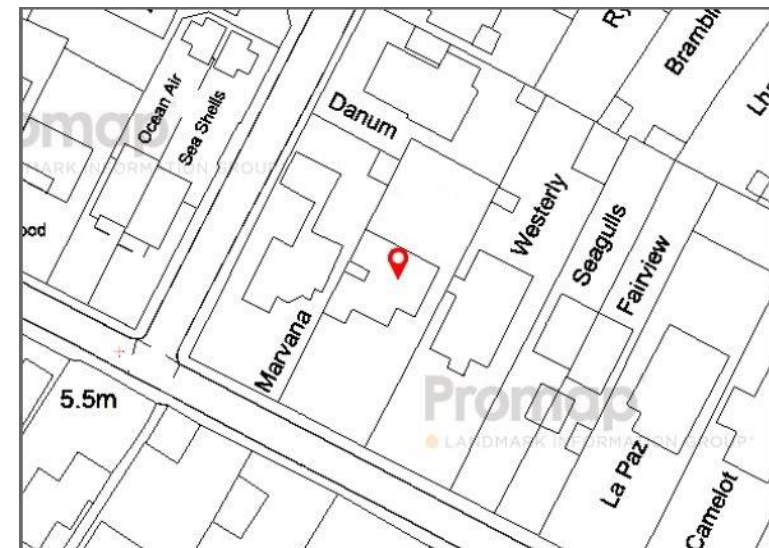
Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft

Garage & Garden Room = 27.2 sq m / 293 sq ft

Total = 135.7 sq m / 1461 sq ft



(Not Shown In Actual Location / Orientation)



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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