





# Pebbles, East Bracklesham Drive, Bracklesham Bay, PO20 8JW

Guide Price £1,445,000

Tenure Freehold | Council Tax Band E | EPC C

Introducing Pebbles, a stunning four bedroom detached bungalow situated along the seafront on the much requested East Bracklesham Drive. Recently renovated with great attention to detail, this property offers a wonderful blend of style, functionality, and potential. Whether you're seeking a permanent residence or a lucrative holiday retreat, Pebbles delivers on all fronts, boasting a track record of successful holiday rentals with impressive income figures available upon request.

As you step into the home, a spacious entrance hall welcomes you and offers access to all rooms. Three of the four bedrooms are generously sized to comfortably accommodate a double or king-size bed, with the master bedroom boasting the additional luxury of an en suite shower room. Additionally, a separate WC adds convenience for residents and guests, while a fully tiled shower room serves the remaining bedrooms with equal elegance and practicality.

Positioned centrally within its plot, Pebbles presents exciting possibilities for expansion, including the potential to enlarge the footprint or utilise the expansive loft space, subject to obtaining the necessary consents. Parking is a breeze with ample space for multiple vehicles at the front, alongside a detached garage for added convenience.

Pebbles presents an exceptional opportunity to embrace coastal living. With its combination of elegance, practicality, and investment potential, this property is sure to create immediate interest. The recently renovated kitchen, featuring a sleek grey shaker-style door with wood effect work surfaces further enhances its appeal.





Our client has indicated that the property yields an approximate annual net income of £80,000 from holiday rentals, inclusive of associated expenses and operational costs. Furthermore, the vendor is amenable to leaving the majority of the furniture and soft furnishings, significantly enhancing the property's appeal as a turnkey investment opportunity.

## LOCATION

Pebbles is situated directly on the beach on one of Bracklesham Bays most prime positions. The village itself has 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. West Wittering is within 3 miles and is renowned for its beautiful sandy beach which was awarded its 'Blue Flag' status in 2003 and is regularly featured in the national media as one of the top coastal locations in the country. The National Trust Reserve at East Head is a designated site of special scientific interest and offers wonderful walks over the sand dunes and views across the The Solent to the Nab Tower & the Isle of Wight.

For sailing enthusiasts, Birdham Pool Marina and Chichester Marina are located a short drive away. Additional comprehensive shopping and leisure facilities are also available in nearby Chichester some 8 miles to the north where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture such as the 12th century cathedral.

**Entrance Hall 24'4" (7.42m) x 7'4" (2.24m)**

**Sitting/Dining Room 19'3" (5.87m) x 9'5" (2.87m)**

**Kitchen 10'9" (3.28m) x 9'10" (3m)**

**Conservatory 18'11" (5.77m) x 8'4" (2.54m)**

**Bedroom 1 19'3" (5.87m) x 9'5" (2.87m)**

**Bedroom 2 12'9" (3.89m) x 10'4" (3.15m)**

**Bedroom 3 13'8" (4.17m) x 12'6" (3.81m)**

**Bedroom 4 10'6" (3.2m) x 7'2" (2.18m)**

**Garage**





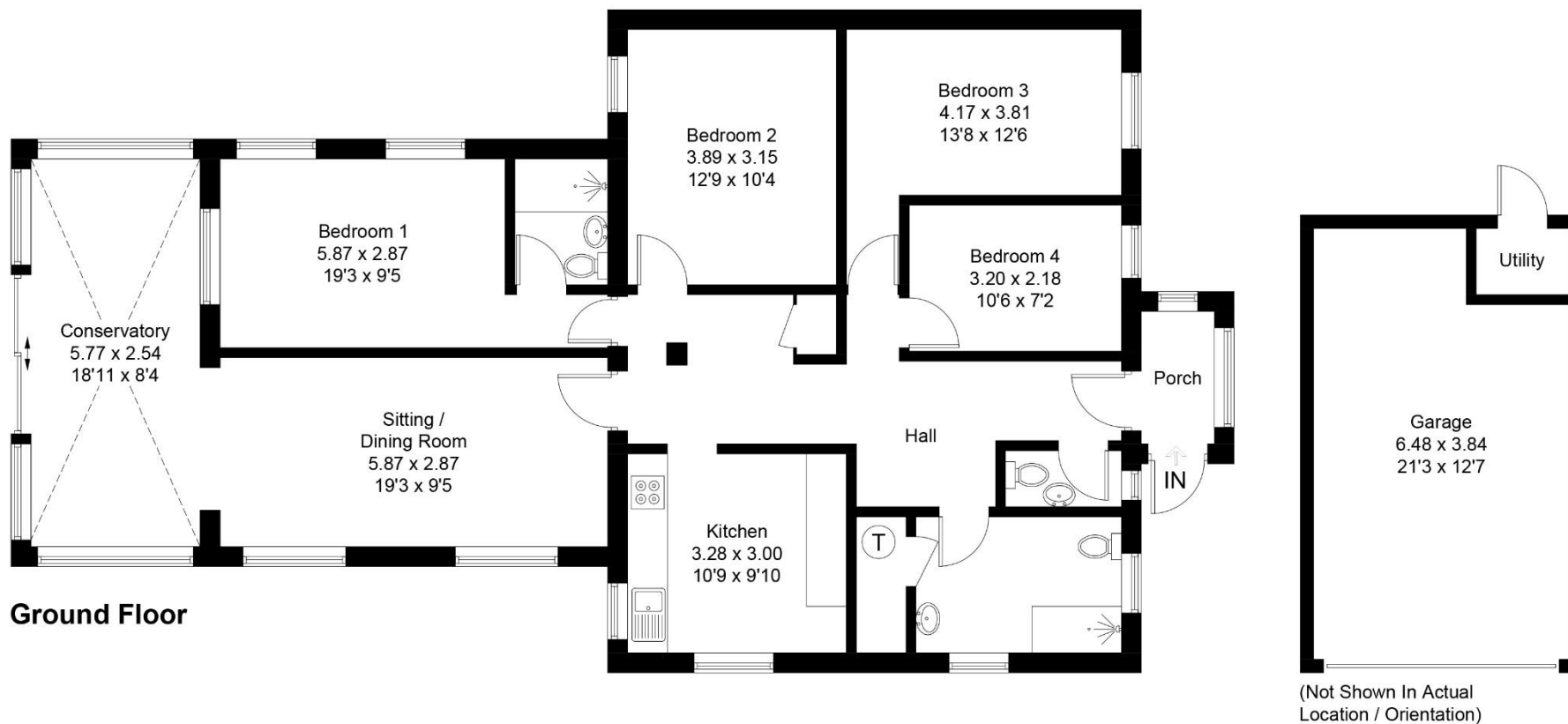


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Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft

Garage = 25.0 sq m / 269 sq ft

Total = 150.3 sq m / 1618 sq ft



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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