



28 Woodborough Close, Bracklesham Bay West Sussex, PO20 8UA

Guide Price £520,000

This beautifully presented four bedroom family home has been tastefully modernised and updated by the current owners and offers 1,385 sq ft of immaculate internal accommodation. The property is situated at the end of a peaceful cul-de-sac in Bracklesham Bay and is just a short stroll to the beach.

Upgrades to the ground floor include a beautiful Karndean floor to the hall, kitchen and utility room and a stunning newly fitted 'country style' kitchen with peninsula breakfast bar. The garage has been divided to create a handy, separate utility room and storage area which can be accessed from the front or through the utility room. The spacious sitting room is situated at the front of the property and benefits from a southerly aspect and feature wood burning stove. Completing the ground floor accommodation is a separate WC.

Upstairs there are four double bedrooms with the main bedroom having modern en suite facilities and fitted wardrobes. Bedroom 3 & 4 have the added benefit of views over nearby fields and are served by the re fitted family bathroom. The rear garden is designed with low maintenance in mind with the installation of artificial grass and a full width patio, ideal for al fresco dining and entertaining. A feeling of seclusion is apparent as the property is bounded by open fields to the rear. At the front there is parking for numerous vehicles and external access to the storage, furthermore a professionally installed EV charge point has been installed.



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

EPC

C

Entrance Hall

Sitting Room 16'8" (5.08m) x 11'2" (3.4m)

Kitchen Breakfast Room 17'7" (5.36m) x 11'3" (3.43m)

Dining Room 9'10" (3m) x 9'2" (2.79m)

Utility Room

Bedroom 1 14'10" (4.52m) x 14'6" (4.42m)

En Suite

Bedroom 2 13'0" (3.96m) x 8'7" (2.62m)

Bedroom 3 11'2" (3.4m) x 9'10" (3m)

Bedroom 4 9'0" (2.74m) x 8'7" (2.62m)

Family Bathroom

Garage 10'10" (3.3m) x 8'10" (2.69m)



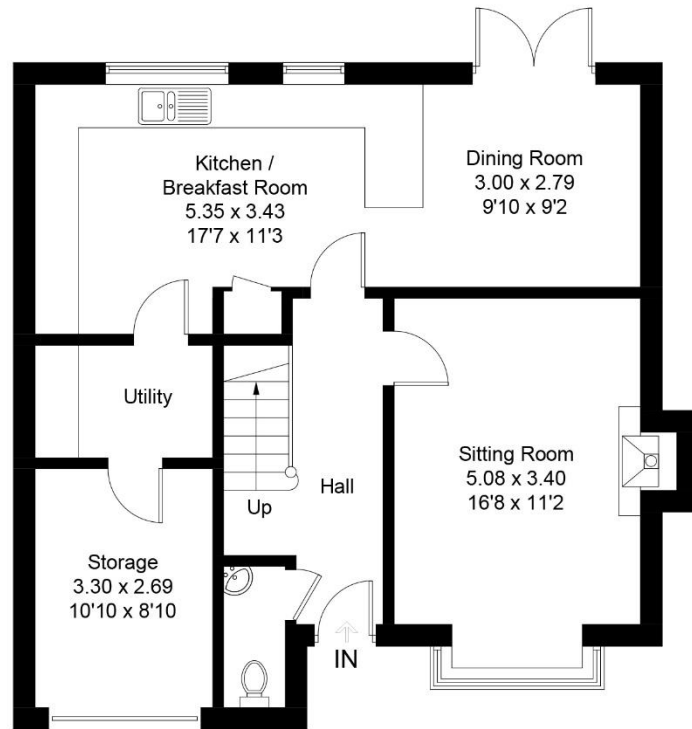


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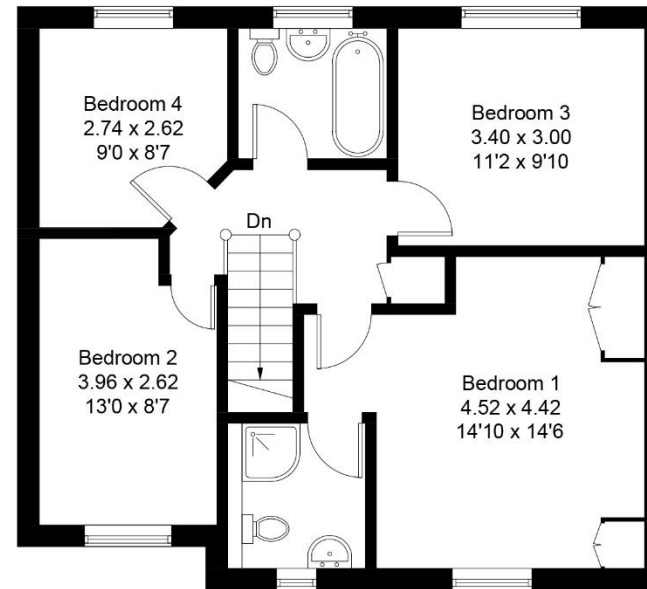
Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft

Summer House = 6.8 sq m / 73 sq ft

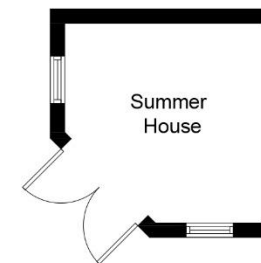
Total = 135.5 sq m / 1458 sq ft (Including Storage)



Ground Floor



First Floor



(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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