



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

Guide Price £675,000

This detached bungalow, located on a private road with direct beach access at Bracklesham, presents a unique opportunity for those seeking a seaside property with potential. Situated on a spacious plot of approximately 200 feet in depth, this home currently features two bedrooms but offers the potential for a third with a remodel.

'Brackle' currently measures 1,336 (including garage & outbuilding) Awaiting your personal touch, this property is in need of modernisation throughout, giving you the freedom to create a coastal retreat that matches your style and preferences.

## LOCATION

The property is situated on the inland side of a private road that offers easy access to Bracklesham Beach, a favorite among water sports enthusiasts, locals, and tourists alike. Nearby, you'll find a charming beach front café named 'Billy's,' where you can savor a refreshing drink with stunning views of the sea. Just a stones throw away, there is also a very nice coffee shop by the name of Goat, offering a delightful place to enjoy sweet treats and your favourite coffee. The village of East Wittering, a short distance away, provides essential amenities such as a primary school, medical services including doctors, chemists, and dentists, along with a selection of high-quality boutique shops. You'll also find a recently built Co Op mini-supermarket for your grocery needs. For a broader array of shopping and entertainment options, Chichester is approximately 8 miles away. In this historic city center, you'll discover a diverse range of shops, cozy cafes, and restaurants, surrounded by remarkable architecture, including the imposing 12th-century cathedral that graces the skyline. For those who don't have access to a vehicle, there's a regular bus service available from the area, ensuring convenient transportation options.



**Tenure**  
Freehold

**Council Tax**  
Band E

**Entrance Porch**

**Entrance Hall**

**Sitting Room** 18'1" (5.51m) x 11'0" (3.35m)

**Dining Room** 11'0" (3.35m) x 10'6" (3.2m)

**Kitchen** 16'10" (5.13m) x 16'1" (4.9m)

**Family Bathroom**

**Cloakroom**

**Bedroom 1** 12'0" (3.66m) x 11'9" (3.58m)

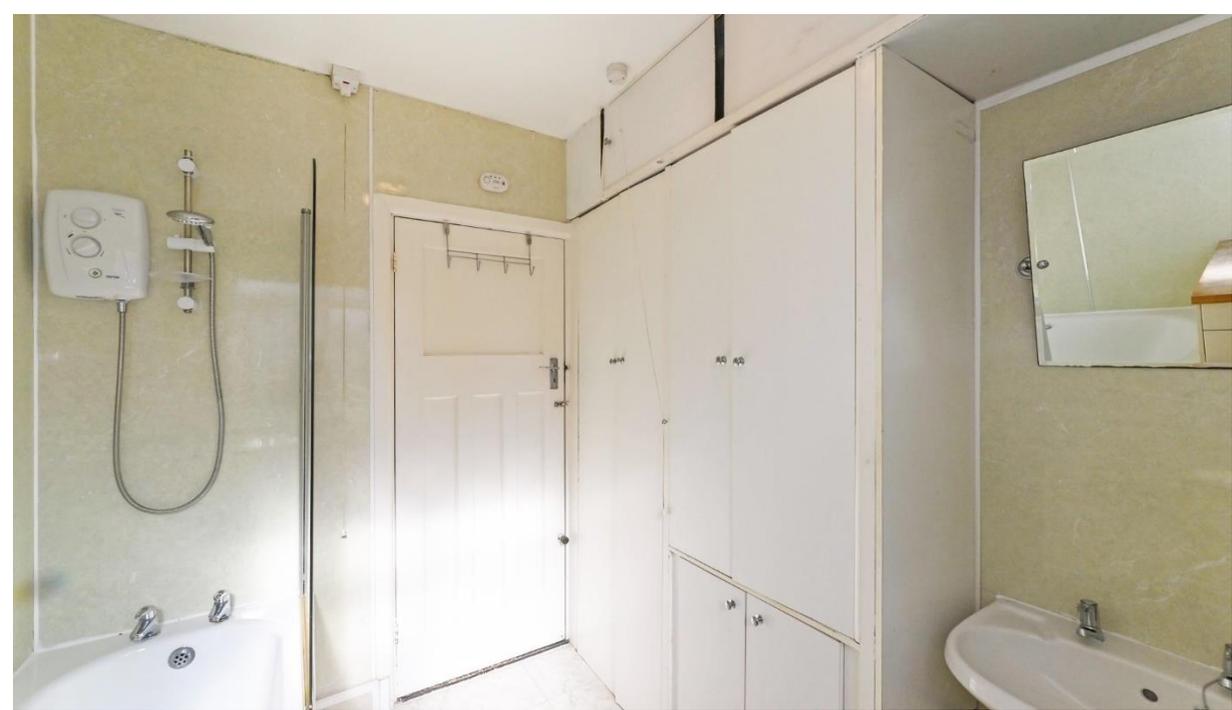
**Bedroom 2** 11'0" (3.35m) x 9'0" (2.74m)

**Garage** 16'4" (4.98m) x 8'1" (2.46m)

**Outbuilding** 11'7" (3.53m) x 7'7" (2.31m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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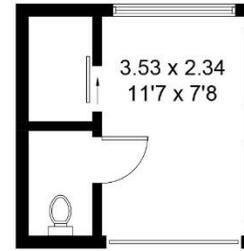
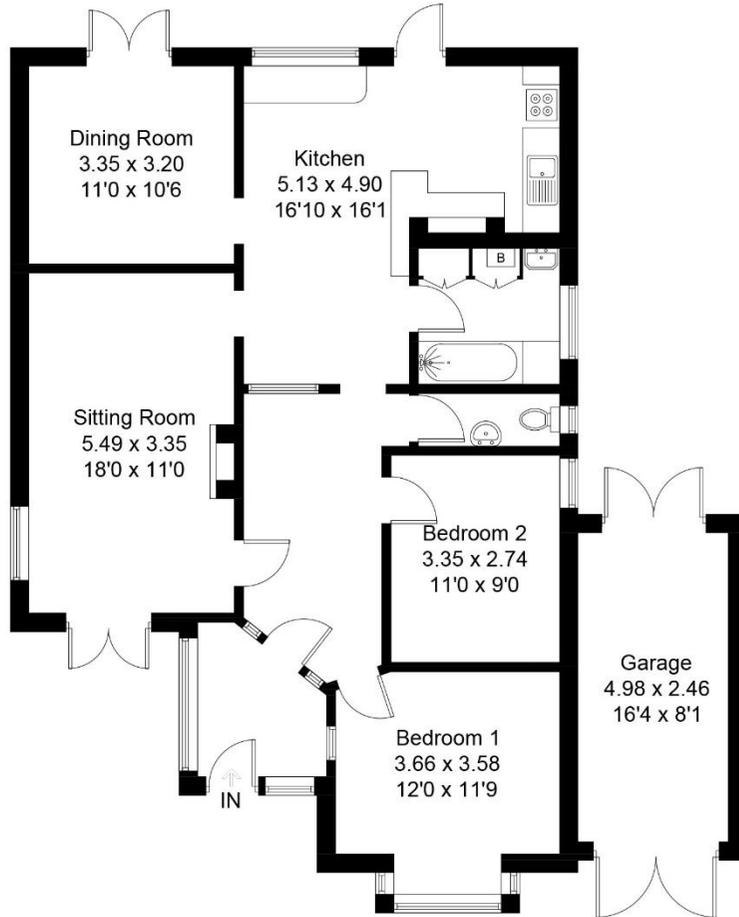
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Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft

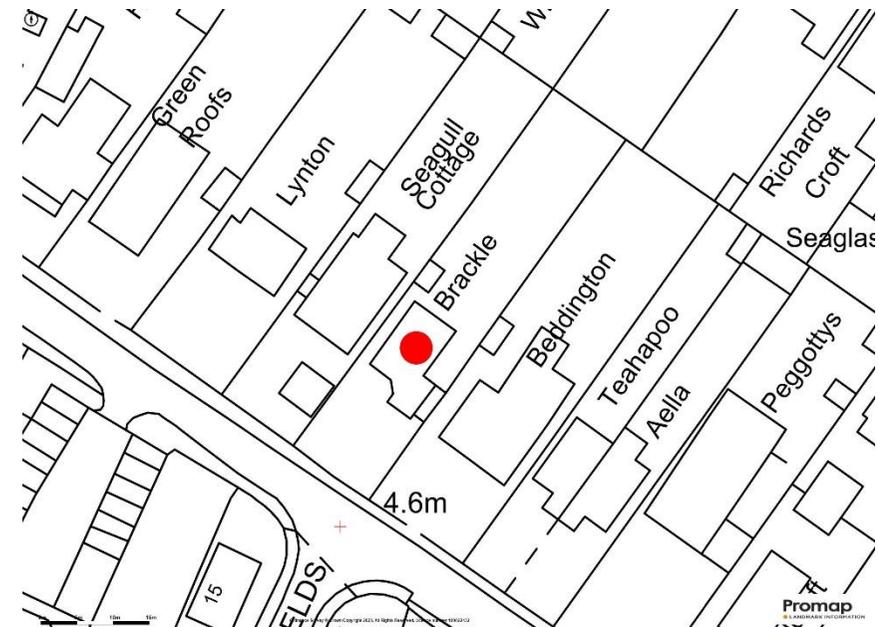
Garage = 12.8 sq m / 138 sq ft

Outbuilding = 12.6 sq m / 137 sq ft

Total = 124.0 sq m / 1336 sq ft



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**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.



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