



27 Elcombe Close, Bracklesham Bay, West Sussex, PO20 8QZ

Guide Price **£465,000**

Presenting approximately 1,000 sq ft of internal space (excluding garage), this contemporary detached residence showcases nicely proportioned rooms decorated in neutral tones throughout. Upon entry, a bright and inviting hallway grants access to the kitchen breakfast room, sitting room, and W.C, with stairs rising to the first-floor landing. Noteworthy on the ground floor is the recently updated kitchen, revamped by the current owners with a matt anthracite door and wood work surfaces.

All three bedrooms offer ample space for double beds, with the primary suite featuring a revamped en suite shower room alongside a family bathroom. The rear garden is of a good size. Positioned at the front, off-street parking and a detached single garage are provided as well as a small patio area, ideal for planters.

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 D

Entrance Hall

Cloakroom

Sitting Room 14'11" (4.55m) x 10'4" (3.15m)
Open to dining room.

Dining Room 10'4" (3.15m) x 9'8" (2.95m)

Kitchen 16'6" (5.03m) x 9'10" (3m)
Door to side.

First Floor Landing
Access to loft space.

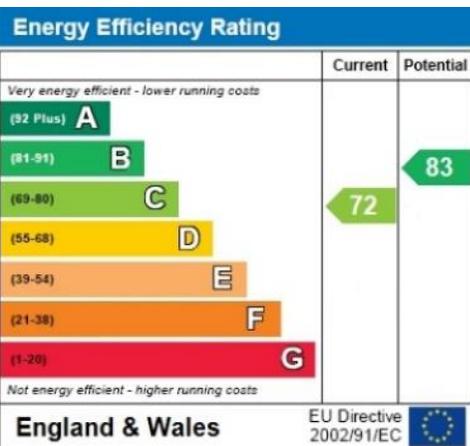
Bedroom 1 14'3" (4.34m) x 10'6" (3.2m)

Bedroom 2 10'8" (3.25m) x 10'8" (3.25m)

Bedroom 3 10'0" (3.05m) x 9'8" (2.95m)

Garage 12'9" (3.89m) x 8'6" (2.59m)

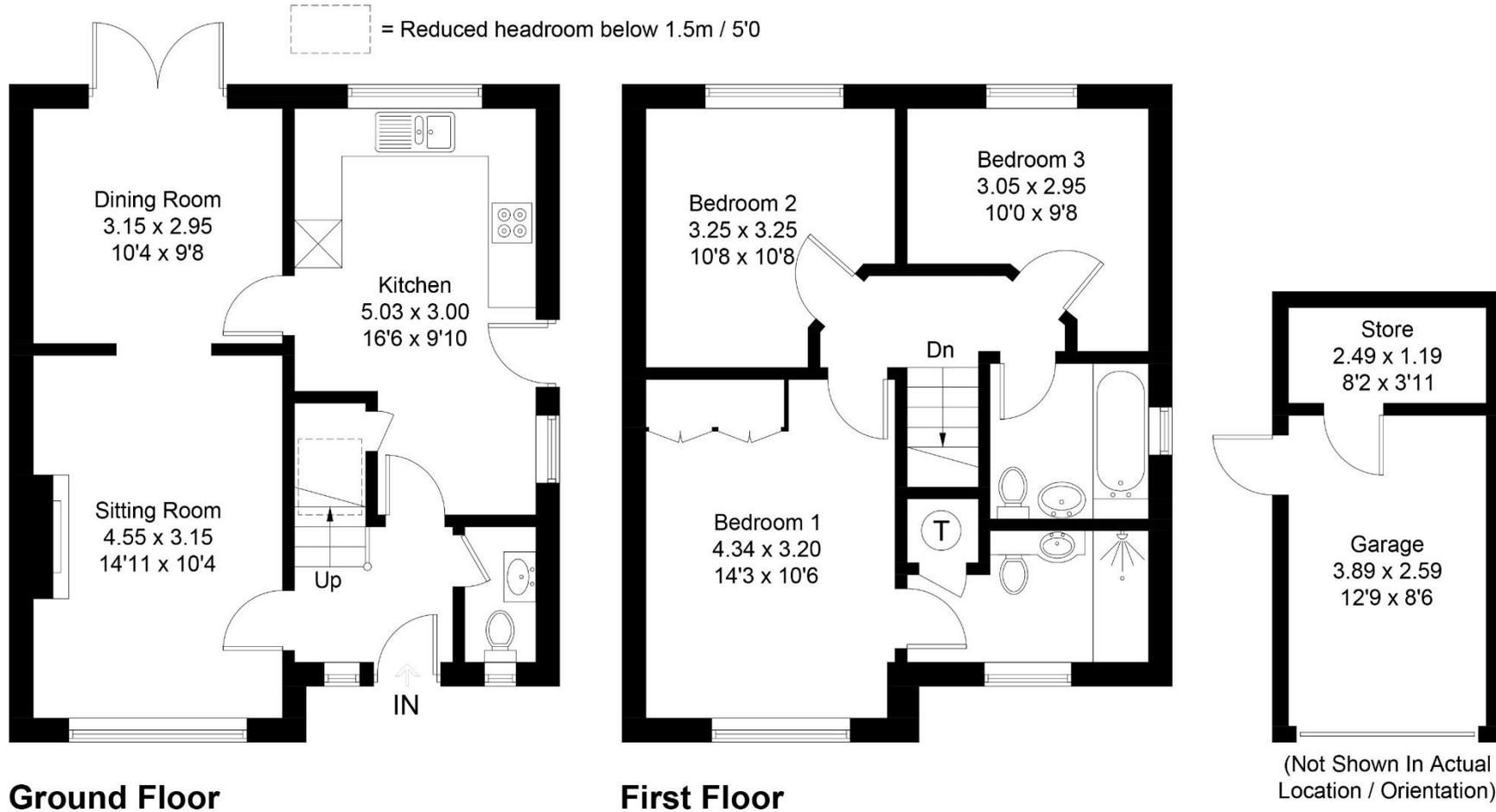
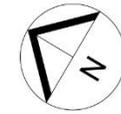
Store Room 8'2" (2.49m) x 3'11" (1.19m)





27, Elcombe Close, PO208QZ

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
 Outbuilding = 13.1 sq m / 141 sq ft
 Total = 106.2 sq m / 1143 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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