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*of Sussex*  
Residential Sales & Lettings



**Esses, Bracklesham Close, Bracklesham Bay, Chichester, PO20 8HT**



# Esses, Bracklesham Close Bracklesham Bay, West Sussex, PO20 8HT

Guide Price £410,000

Situated in the picturesque coastal village of Bracklesham Bay, West Sussex, this charming two bedroom detached bungalow offers a wonderful opportunity to craft your ideal seaside home. Available with no forward chain, this property promises a smooth and swift buying transaction.

Upon entering, you're welcomed into a spacious sitting room, brimming with potential and perfect for unwinding or hosting guests. This flows effortlessly into a well proportioned dining room, creating a versatile open space that enhances the home's sociable feel. From the dining room, you'll find access to the kitchen—practical and ready for a modern makeover to suit your taste. Adjacent to the dining area, a bright conservatory extends the living space, flooding the interior with light and offering a peaceful spot to enjoy the rear garden views.

The bungalow features two generous double bedrooms, with the master benefiting from a fitted cupboard for ample storage. A functional family bathroom completes the accommodation. Equipped with double glazing and gas central heating, the home ensures comfort throughout the seasons. Outside, a garage and expansive driveway provide parking for several vehicles. The property's exterior and layout offer exciting potential for modernisation and remodelling (subject to consents), allowing you to tailor it to your vision.





## LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co Op, news agents as well as a number of coffee shops/eateries including the popular 'Billy's' where you can enjoy a cold beverage by the sea. 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 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with 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 D | **EPC** C

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

**Sitting Room** 13'9" (4.19m) x 11'8" (3.56m)

**Dining Room** 12'3" (3.73m) x 9'5" (2.87m)

**Conservatory** 9'8" (2.95m) x 7'2" (2.18m)

**Kitchen** 8'8" (2.64m) x 9'6" (2.9m)

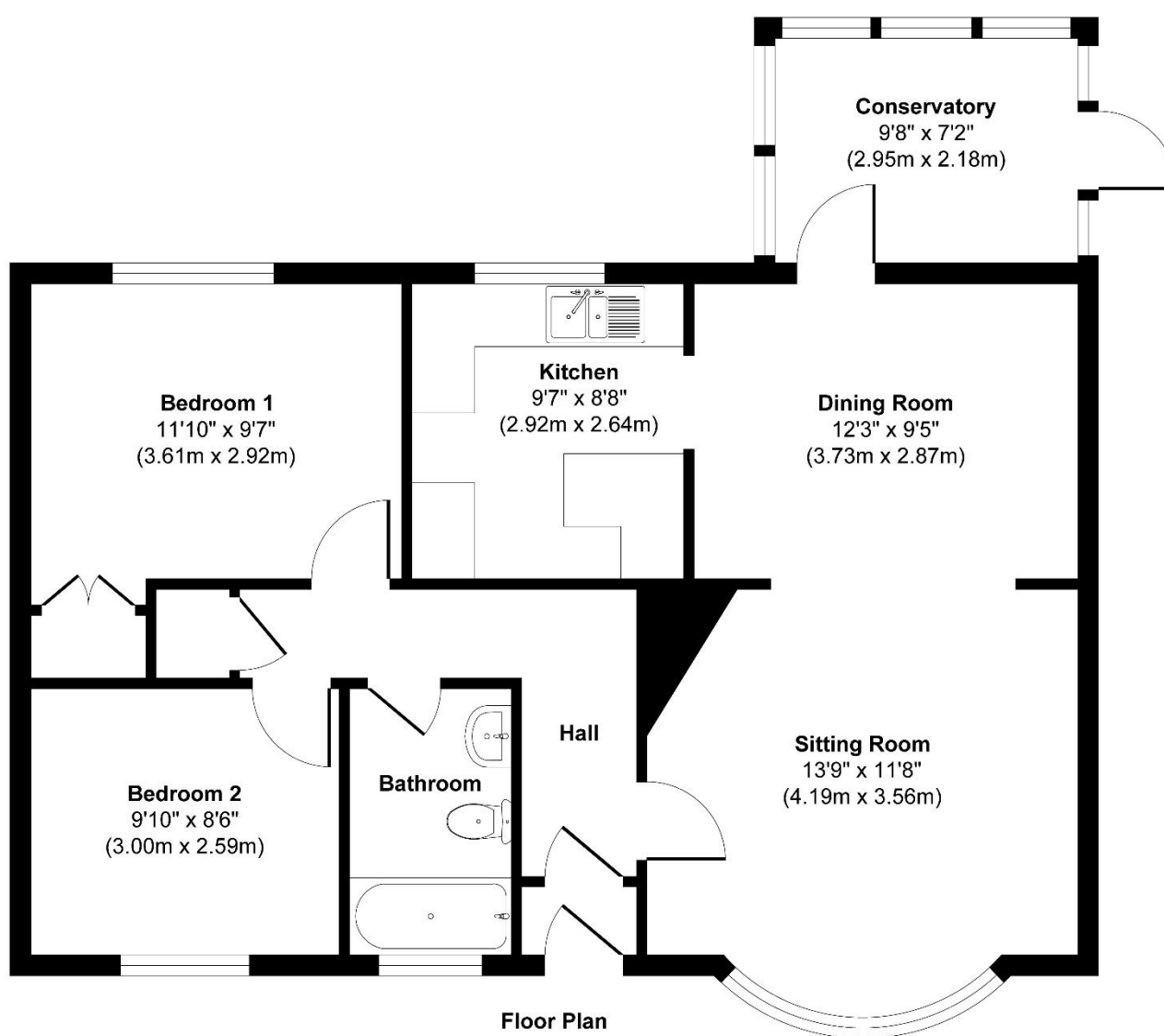
**Bedroom 1** 11'10" (3.61m) x 9'7" (2.92m)

**Bedroom 2** 9'10" (3m) x 8'6" (2.59m)

**Bathroom**

**Garage**  
unmeasured.





Floor Plan

**Approx. Gross Internal Floor Area 803 sq. ft / 74.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

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