



Astons
of Sussex
Residential Sales & Lettings



5 Kimbridge Park, Bracklesham Bay, PO20 8RE

5 Kimbridge Park, Bracklesham Bay PO20 8RE

Offers in the Region of £200,000

Just a short walk from the beach and East Wittering village centre, this two-bedroom semi-detached bungalow offers an exciting renovation opportunity in one of the area's most popular coastal locations.

The property is compact and in need of full modernisation, making it ideal for those looking to take on a project and create a home to their own specification. Accessed via a front porch, the layout includes a kitchen which leads directly into a sitting room with a log-burning stove. From here, an inner lobby connects to two bedrooms and a family bathroom.

The conservatory, accessed from the porch, offers further living space and incorporates a utility area. While the current layout is modest, there is excellent potential to reconfigure and extend the accommodation (subject to the usual permissions), making full use of the plot's size and position.

A standout feature of this home is its rear garden, which is significantly larger than others on the development. It provides ample space for outdoor entertaining, landscaping or future development, adding genuine long-term value.

Additional features include electric heating and communal parking nearby.



LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of 250 metres. Additional shopping facilities are 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. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Tenure Freehold | **Council Tax** Band B | **EPC** D

Agents Notes

A previous survey suggests the property may have experienced some structural movement. Prospective purchasers are advised to carry out their own investigations and seek appropriate professional advice.

Water bills administered by Astons of Sussex. Please note that 1-12 Kimbridge Park share a water meter which is administered by Astons of Sussex.

Connected to mains water, electricity & drainage. Electric heating.

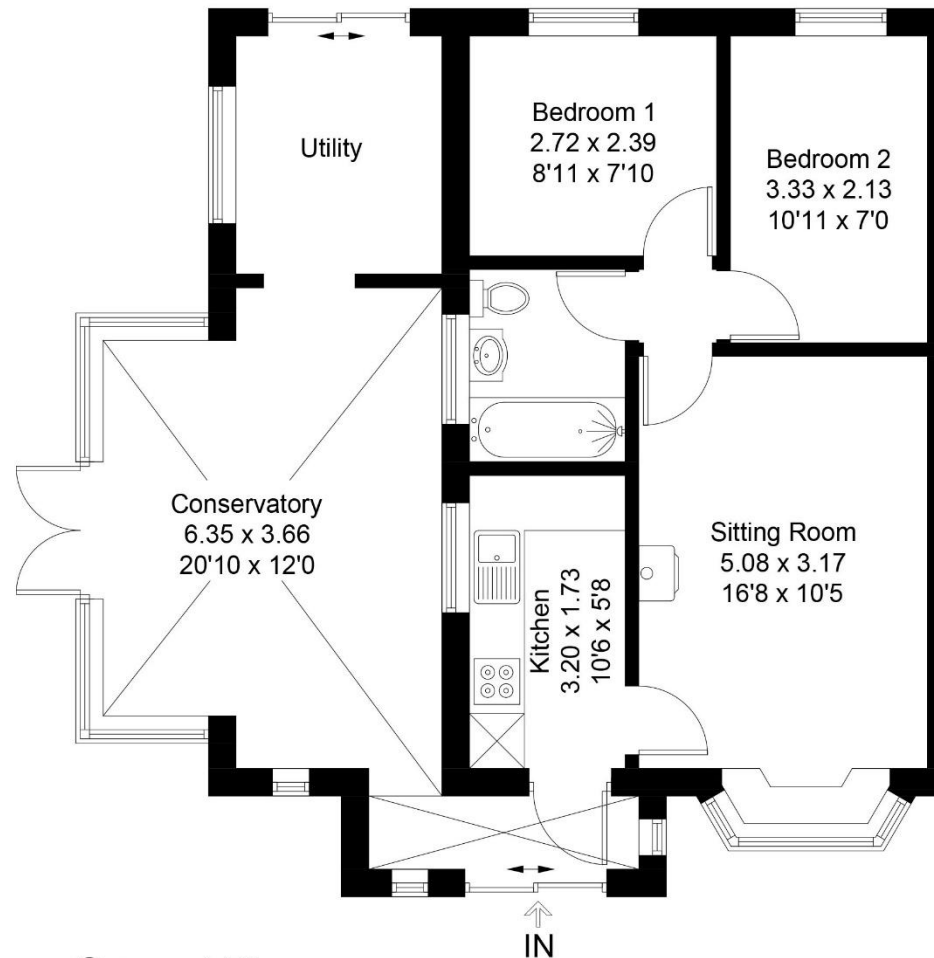




Produced for Astons of Sussex

5, Kimbridge Park, PO20 8RE

Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



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.



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

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991