



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**1 Westerley Gardens, Bracklesham Bay, PO20 8RT**



# 1 Westerley Gardens, Bracklesham Bay PO20 8RT

Guide Price £395,000

Situated in the popular coastal village of Bracklesham Bay, this detached three bedroom bungalow presents a fantastic opportunity for those seeking a home to make their own. Offered with no onward chain, the property is ideally positioned within easy reach of local shops, the beach, and nearby bus routes.

The accommodation is well proportioned throughout and includes a spacious 'L' shaped sitting/dining room, filled with natural light and offering a welcoming space for both relaxing and entertaining. There is ample room for a dining table and additional furnishings, making it a versatile area for everyday living and social occasions. Sliding doors lead directly into the conservatory, which enjoys views over the rear garden and provides an additional sitting area that can be enjoyed all year round.

The fitted kitchen is functional and provides access to the side of the property and garden, ideal for practical day to day use. There are three bedrooms in total, offering flexibility whether used as sleeping accommodation, a study, or hobby space. A centrally located family bathroom serves all bedrooms.

While the bungalow would benefit from modernisation, it provides a solid canvas for those looking to update and personalise a home in a desirable seaside setting.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	74
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Outside, the low maintenance rear garden is laid mainly to block paving with a small section of lawn and features a charming summer house, perfect for quiet moments or storage. A pedestrian door at the rear provides access to the garage, which is equipped with an electric roller door for convenience. To the front, a private driveway offers ample off road parking.

Additional features include electric heating and double glazing. Whether you're downsizing, retiring, or seeking a renovation project near the coast, this property offers potential in a location that continues to grow in popularity.

## LOCATION

This property is located in the sought-after coastal village of Bracklesham Bay, just a short walk from the beach. Loved for its relaxed atmosphere and scenic shoreline, Bracklesham is a favourite among water sports enthusiasts, dog walkers, and families looking to enjoy the great outdoors.

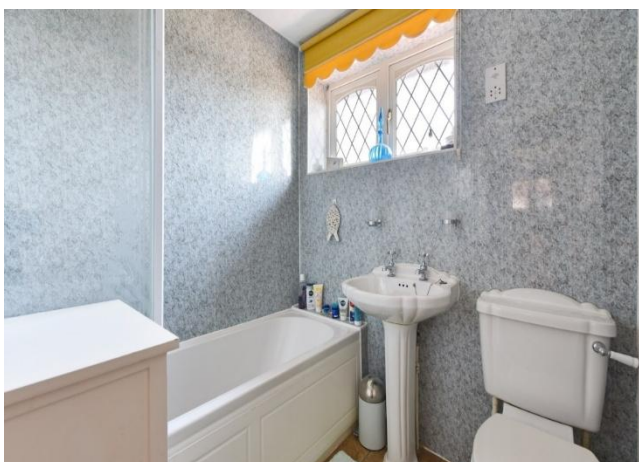
The beach itself is ideal for swimming, paddleboarding, fossil hunting, and watching the kite surfers in action. The village offers a selection of local conveniences, including a convenience store, takeaway options, and the popular beachfront café The Beach—formerly known as Billy's—where you can sit back and enjoy a drink or bite to eat with uninterrupted sea views.

Just a couple of miles along the coast lies the neighbouring village of East Wittering, which provides a wider range of amenities including a primary school, GP surgery, dentist, pharmacy, two mini supermarkets, and a variety of independent shops and eateries.

Bracklesham is also served by a regular bus service, offering convenient links to East Wittering, Chichester, and

**Tenure** Freehold | **Council Tax** Band E | **EPC** C

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

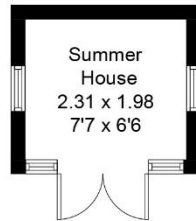
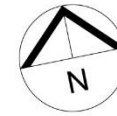


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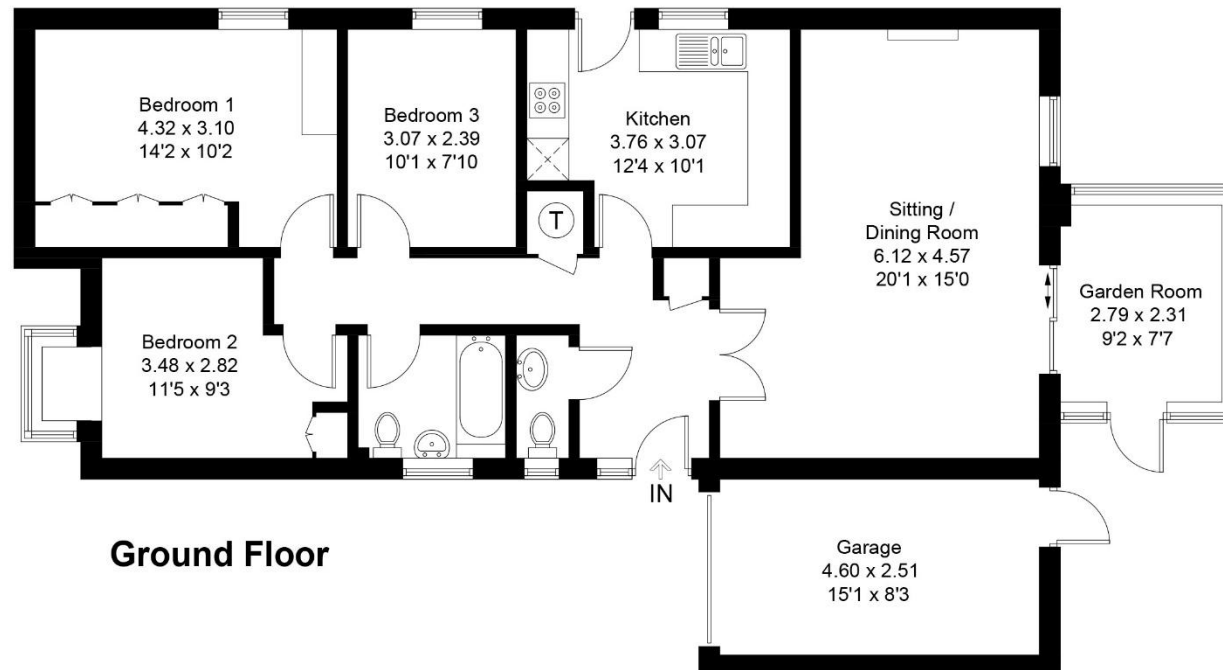
Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

Garage / Summer House = 16.1 sq m / 173 sq ft

Total = 108.1 sq m / 1163 sq ft



(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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