



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



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

# 2 Westerley Gardens, Bracklesham Bay PO20 8RT

Guide Price £425,000

This beautifully presented four bedroom detached bungalow offers stylish and contemporary living in a peaceful residential setting. Thoughtfully reconfigured and modernised throughout, the property is a true turnkey purchase – perfect for those seeking a move in ready home with nothing to do but unpack and enjoy.

Measuring approximately 1,175 sq ft, the bungalow features a spacious and sociable open plan kitchen/dining/sitting room, ideal for modern family life and entertaining. The sleek kitchen comes fully fitted with an integrated fridge freezer, oven, hob, and dishwasher, along with a breakfast bar providing casual dining space. This bright and airy living area flows seamlessly into a conservatory with direct access to the rear garden, offering a pleasant outlook and additional space for relaxing or hosting.

There are four well proportioned bedrooms, providing flexibility for families, guests, or a home office setup. The family bathroom has been stylishly updated with modern fittings, and there is also a separate W.C. for added convenience.

Externally, the low-maintenance garden offers a secure and manageable outdoor space for all to enjoy, while a garage and off road parking provide practical benefits and ample storage.

This attractive bungalow is perfect for those looking to downsize without compromise or for a growing family wanting a modern single storey home in excellent condition.



## LOCATION

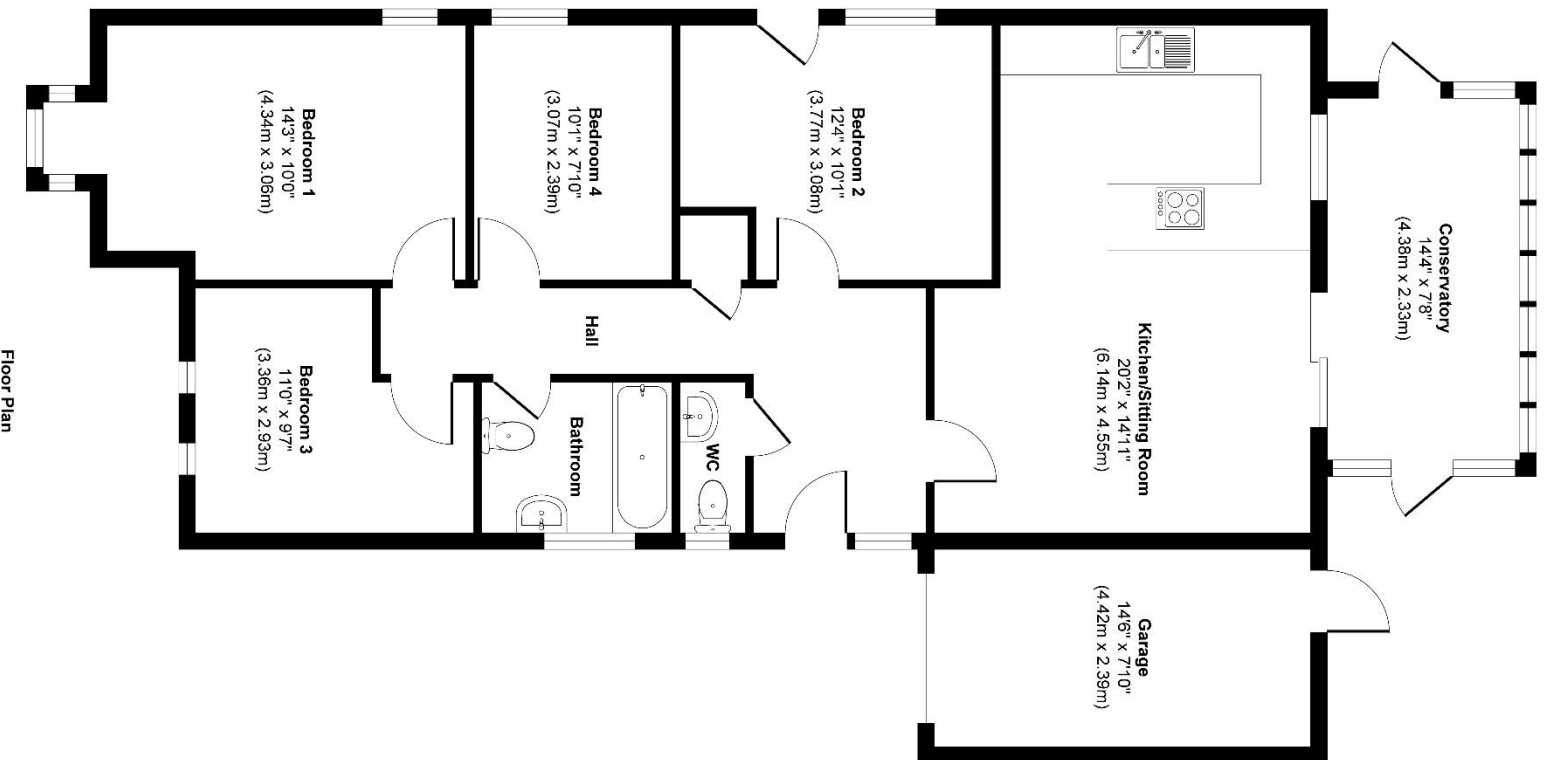
The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including 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** E | **EPC** D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
		61	84
England & Wales		EU Directive 2002/91/EC	



Floor Plan

**Approx. Gross Internal Floor Area 1175 sq. ft / 109.25 sq. m**

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

Produced by Elements Property

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