



Astons
of Sussex
Residential Sales & Lettings



6 Grayswood Avenue, Bracklesham Bay, PO20 8HZ

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Guide Price £475,000

This well-presented two-bedroom detached bungalow is tucked away at the end of a quiet cul-de-sac in Bracklesham Bay. Modernised within the last five years, the property is ready to move straight into and offers an easy, low-maintenance home in a popular coastal setting.

From the front door, a welcoming hallway gives access to all the main rooms. Here you'll also find generous built-in cupboards, providing plenty of practical storage space and helping to keep the home clutter-free.

At the rear of the property is a bright and spacious open-plan sitting room, kitchen and dining area. This well designed space features a contemporary fitted kitchen alongside generous living and dining areas, making it ideal for both everyday living and entertaining. Bi-fold doors open onto the south facing garden, filling the room with natural light and providing a seamless flow between indoors and out. The parquet flooring adds warmth and character, giving the interior a stylish yet welcoming feel.

The kitchen has been fitted with stylish shaker-style units in a contemporary blue finish, complemented by solid wood worktops. It includes an integrated electric oven and hob, fridge, and a dishwasher, making it both functional and stylish.

The accommodation also includes two comfortable double bedrooms, both fitted with shutters that add a smart, modern touch while providing excellent light control and privacy. A modern family bathroom completes the interior, fitted with a shower over the bath and finished with clean, contemporary tiling.



Gas central heating served by a combination boiler ensures efficient warmth throughout the home, while the thoughtful layout and high standard of finish make the property ideal for those looking for a move-in-ready home.

Externally, the rear garden is south facing and fully enclosed, offering a safe and sunny spot with plenty of scope for landscaping or personalisation. To the front, a driveway provides parking for several vehicles and leads to a detached garage, which could also be used for storage or as a workshop.

This detached bungalow offers modern living in a peaceful cul-de-sac setting, just a short distance from the beach and local amenities. With its open-plan layout, stylish kitchen, and south-facing garden, it makes a practical and appealing home in Bracklesham Bay.

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** D

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





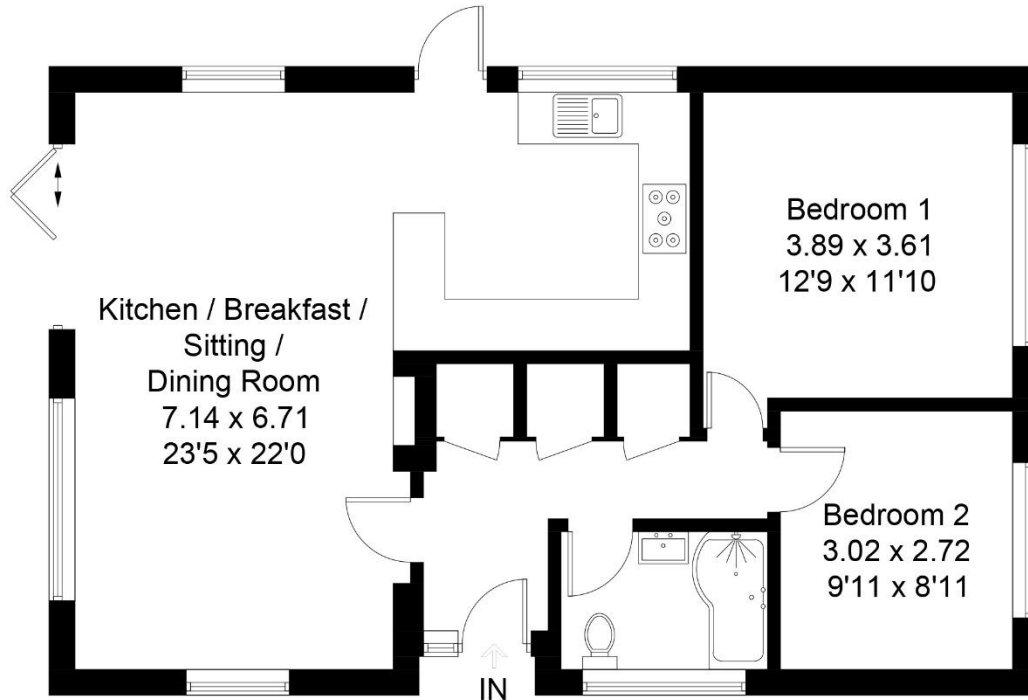
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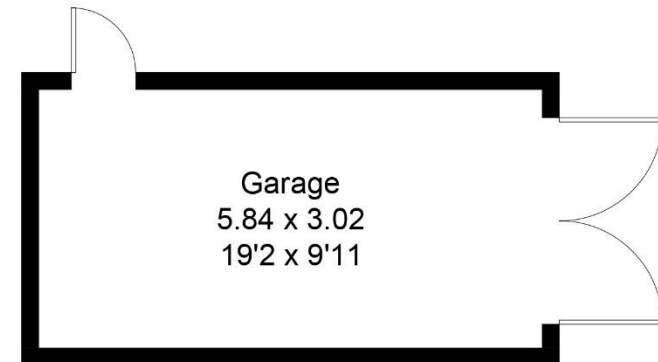
Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 90.2 sq m / 970 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)

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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