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Residential Sales & Lettings



**12 Grayswood Avenue, Bracklesham Bay, PO20 8HZ**

# 12 Grayswood Avenue, Bracklesham Bay West Sussex, PO20 8HZ

Guide Price £435,000

This charming 2 bedroom detached bungalow occupies a peaceful position within a highly regarded cul-de-sac in the sought-after coastal village of Bracklesham Bay, West Sussex. The area is prized for its stunning mix of sandy and shingle beach, excellent watersports such as kitesurfing and paddleboarding, and a relaxed seaside lifestyle with opportunities for coastal walks, dog-friendly shores, and convenient access to local amenities in nearby East Wittering.

The bungalow offers practical, single level living with a logical and welcoming flow. An entrance hall provides a warm introduction, complete with two useful storage cupboards, and leads seamlessly to the principal rooms. The spacious sitting room is positioned at the front (south-facing side) of the property, benefiting from excellent natural light and an open connection into the adjoining kitchen - creating a bright, sociable hub perfect for daily living and casual entertaining.

The fitted kitchen features attractive shaker-style units with roll-top work surfaces, an inset sink and drainer, a 5-ring gas hob, and an eye-level oven, providing a practical yet appealing space for everyday cooking.

The principal bedroom is a generously proportioned double, offering ample space for comfortable living. The second bedroom is a well-proportioned single, ideal as a guest room, home office, or nursery, and conveniently provides direct access to the conservatory. This versatile extension serves as a delightful additional living area - perfect for enjoying garden views, extra relaxation, or use as a sunny reading nook.

The family bathroom is fully tiled and comprises a white suite with shower over the bath. Gas central heating via radiators from a modern boiler ensures year-round comfort.



Externally, a block-paved driveway offers ample off-road parking for multiple vehicles and leads to the attached garage. The rear garden is fully enclosed for complete privacy and has been sensibly laid to paving slabs, delivering a low-maintenance outdoor area. A practical garden room/store/office is situated to the rear of the garage, with single-door access into the garage.

This appealing bungalow combines effortless single-level convenience with genuine coastal appeal, making it a wonderful opportunity for those seeking a peaceful yet vibrant seaside home in one of West Sussex's most desirable locations.

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



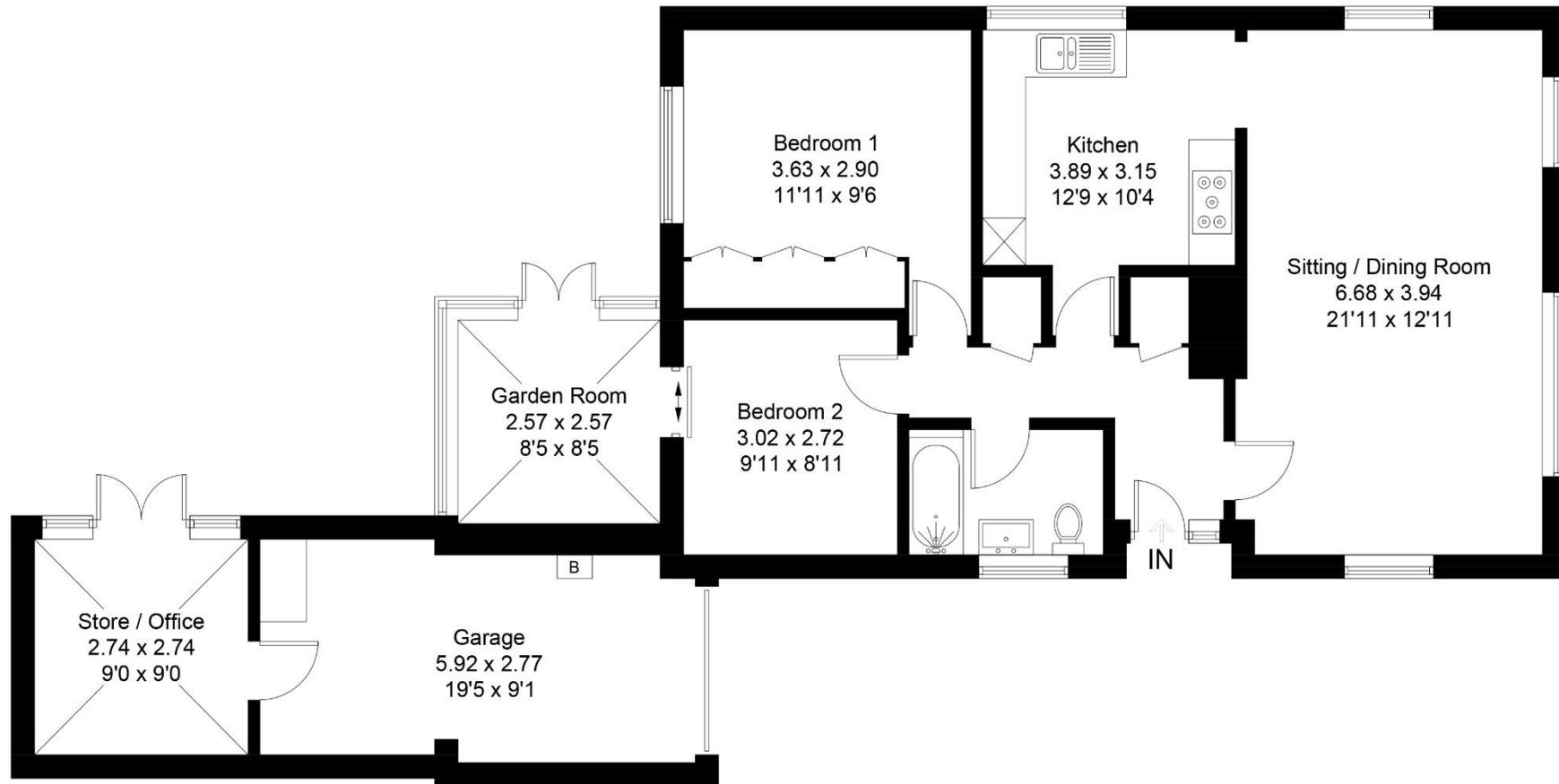
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Approximate Gross Internal Area = 81.0 sq m / 872 sq ft

Garage / Store / Office = 23.1 sq m / 249 sq ft

Total = 104.1 sq m / 1121 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](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

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