



Astons
of Sussex
Residential Sales & Lettings



7 Grayswood Avenue, Bracklesham Bay, PO20 8HZ

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Guide Price £445,000

Situated within a quiet cul-de-sac in the sought-after coastal village of Bracklesham Bay, this two-bedroom detached bungalow occupies a prominent corner plot, offering both privacy and generous outside space. The property presents a well-balanced layout with versatile accommodation, ideally suited to those seeking single storey living with a strong emphasis on light and connection to the garden.

The property is accessed via a front door leading into a central hallway, which in turn provides access to all principal rooms.

The sitting room is a particularly appealing space, enjoying a dual aspect which allows for an abundance of natural light throughout the day. Double doors open directly onto the garden, enhancing the indoor-outdoor connection, while the retention of original parquet flooring adds character and warmth.

The kitchen is well-proportioned and has been partially upgraded with the addition of white brick-style tiling. It offers ample cupboard space and work surfaces, along with space for all appliances. A door also provides direct access out to the garden.

Both bedrooms are comfortable double rooms, with the principal bedroom benefiting from fitted wardrobes, offering ample storage. The bathroom is fully tiled and neatly presented.



Externally, the property truly comes into its own. The corner plot provides a larger-than-average garden, predominantly laid to lawn and fully enclosed, making it ideal for families, pets or those who enjoy outdoor living. A small patio area offers space for seating and dining. To the front, there is driveway parking leading to a detached garage, which also benefits from a side pedestrian door, adding further convenience.

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** C

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

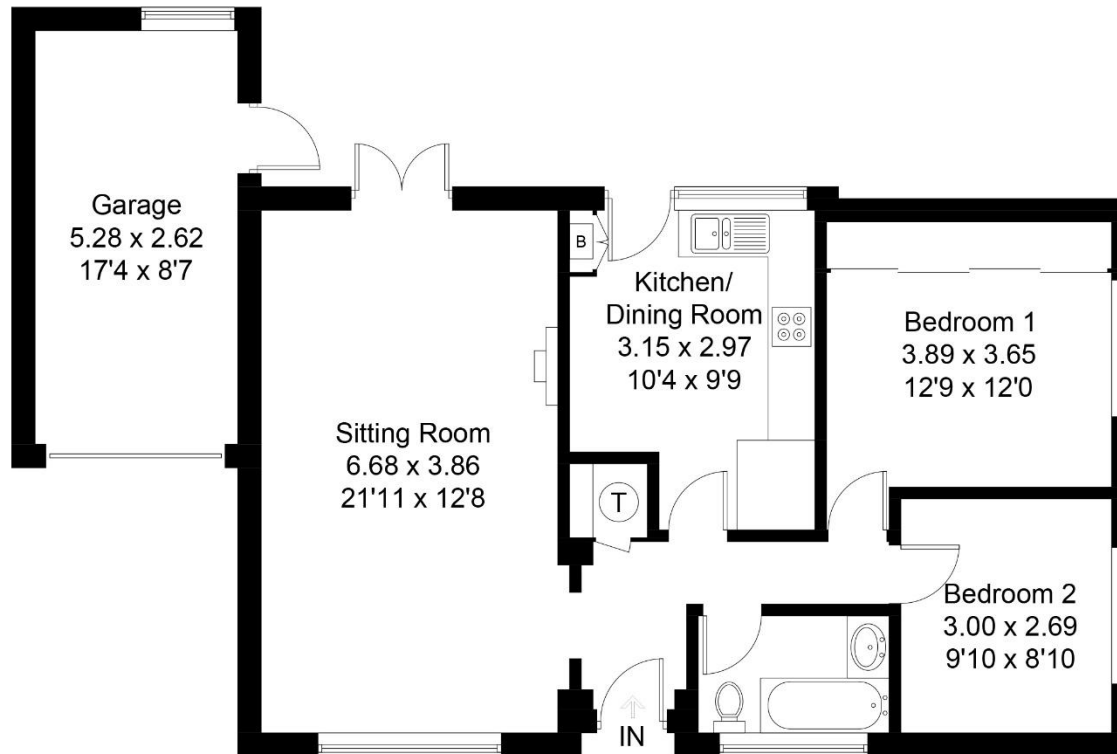
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Approximate Gross Internal Area = 72.4 sq m / 779 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 86.4 sq m / 930 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.



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