



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



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



# 24 Grayswood Avenue, Bracklesham Bay PO20 8HZ

Guide Price £425,000

Occupying a pleasant position within a popular residential cul-de-sac, this well-presented two-bedroom detached bungalow offers spacious, well-balanced accommodation, generous off-road parking and an attractive enclosed rear garden. Ideally suited to those seeking single-storey living, the property enjoys a practical layout with bright living spaces and is conveniently located for local amenities and transport links.

The entrance hall provides a welcoming first impression and offers access to all principal rooms. Two useful storage cupboards provide excellent everyday practicality, ensuring coats, shoes and household items can be neatly stowed away.

Positioned to the rear of the property, the spacious sitting room is undoubtedly the heart of the home. Benefiting from a triple aspect, the room is flooded with natural light throughout the day, while doors open into the conservatory, creating a seamless connection between the indoor and outdoor spaces. The conservatory provides an ideal spot to enjoy views over the garden and offers a versatile additional reception area, whether used as a dining space, reading room or simply somewhere to relax.

The kitchen is fitted with a matching range of white wall and base units, complemented by an integrated oven and hob. In addition, there is a slimline dishwasher, washing machine and tall fridge freezer, all of which are to remain at the property, making it ready for immediate use. A door to the side provides convenient access to the garden and driveway.





Both bedrooms are comfortable double rooms, offering flexibility for visiting guests, hobbies or those working from home. The shower room has been beautifully refitted to a high standard and features a contemporary wet room style shower, vanity wash hand basin with storage beneath and WC. Fully tiled walls complete the stylish and low-maintenance finish.

Externally, the property continues to impress. A generous driveway provides off-road parking for several vehicles and leads to the garage. The fully enclosed rear garden is predominantly laid to lawn with attractive planted borders, creating an enjoyable outdoor space for relaxing or entertaining. A pedestrian door provides access into the garage, while a patio area to the rear offers the perfect location for a garden shed or additional seating area.

With gas-fired central heating, modern presentation throughout and a sought-after cul-de-sac location, this delightful detached bungalow presents an excellent opportunity for those looking to enjoy comfortable and convenient single-storey living.

**Tenure** Freehold | **Council Tax** Band D | **EPC** D

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



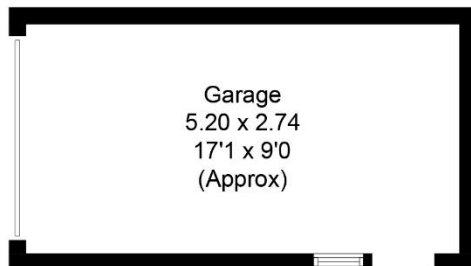
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 24, Grayswood Avenue, PO20 8HX

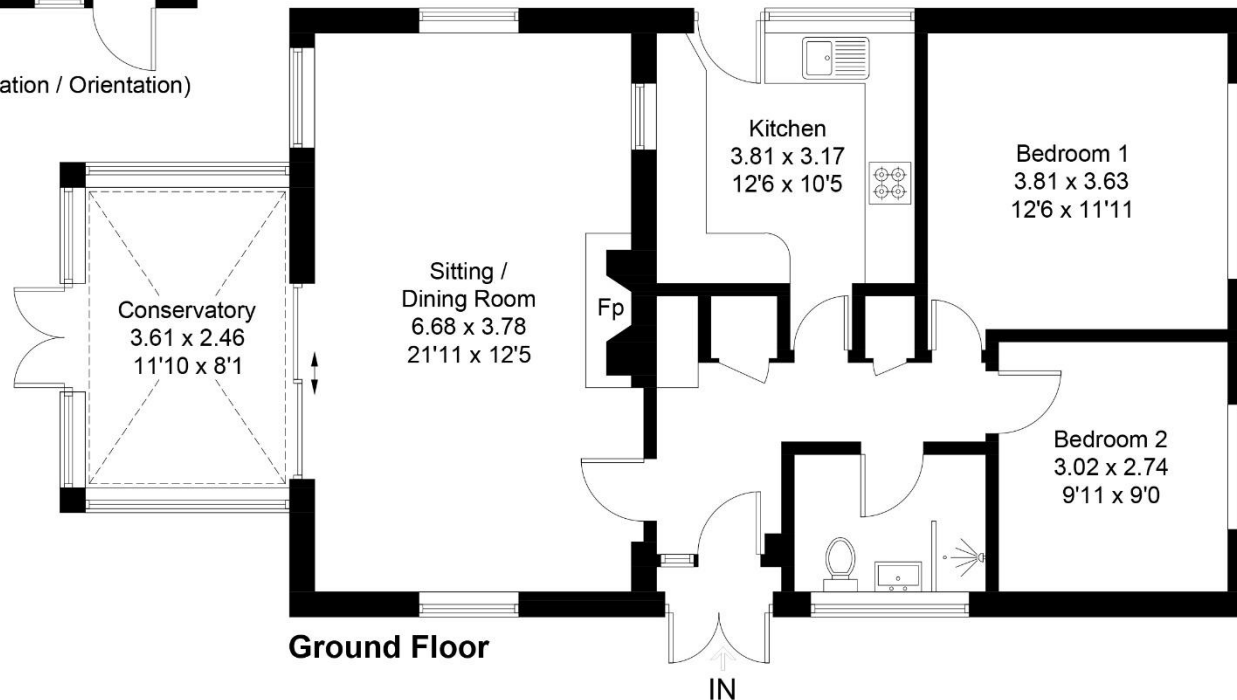
Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 98.1 sq m / 1056 sq ft



(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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