



New Croft

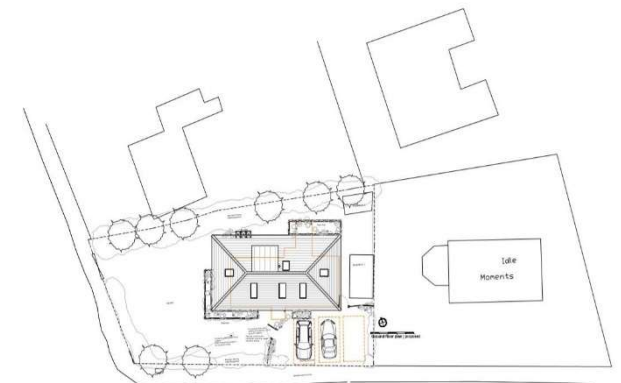
East Bracklesham Drive,
Bracklesham Bay, PO20 8JH

Guide Price £825,000

Designed by locally respected architect, Rudi Tyrrell of Cloud 9 Studio, 'New Croft' is an impressive, individually designed coastal home due for completion in Summer 2021. Constructed by Grey Tree Developments, a local building contractor synonymous for creating unique living spaces with an unrivalled attention to detail, this exciting new build project encapsulates the very meaning of coastal living.

The accommodation measures 1722 sqft and comprises, to the ground floor open plan sitting room/dining/kitchen with a well appointed German 'Leicht' kitchen, featuring integrated Neff appliances and Quartz work surfaces. Aluminium bi folding doors span the south western corner, opening onto a patio terrace with a live grass roof above. Located off the entrance hall you will find a large double bedroom with French doors opening onto an additional east facing patio. Furthermore, the utility room and shower room can also be found here.

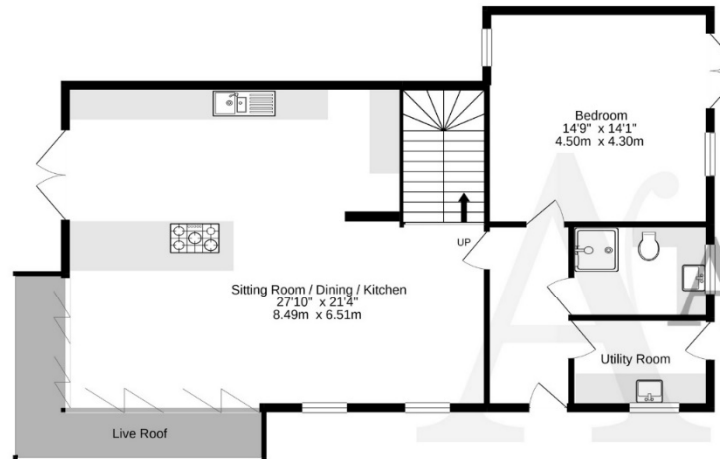
On the first floor you will find two double bedrooms, both with a fitted wardrobe system skilfully integrated within the eaves making the most of the available space. The rooms are flooded with natural, south facing light with feature 'Velux Cabrio' balcony systems which provide an instant balcony solution, ideal for those sea glimpses and Isle of Wight views. A stunning 'Lusso' bathroom suite with free standing bath completes the first floor accommodation. Outside, the property will be fully landscaped with coastal grasses with driveway parking to the front for several vehicles.



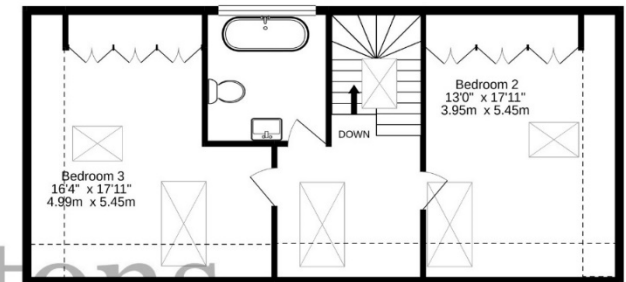
LOCATION

The property is located on the land side of a private beach front road and is within striking distance of the beach which is enjoyed by water sports enthusiasts, local residents and visitors alike. There is a small selection of amenities close by including a beach cafe called 'Billy's' where you can enjoy a cold beverage by the sea, however 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 8 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture such as the skyline dominating 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

Ground Floor
981 sq.ft. (91.1 sq.m.) approx.



1st Floor
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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