



25 Grayswood Avenue, Bracklesham Bay
Guide Price £450,000



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Situated in a cul-de-sac near the beach and local amenities in Bracklesham Bay, this well-presented two-bedroom detached bungalow benefits from a low-maintenance garden, garage and off-road parking.

Set in a peaceful residential area, this **well-presented two-bedroom detached bungalow** offers a superb opportunity to enjoy single-level living with a blend of comfort, practicality, and character. With a total footprint of approximately **1,136 sq ft (105.4 sq m)** including the garage, the home is thoughtfully designed to accommodate a relaxed and versatile lifestyle.

From the moment you step inside, you are greeted by a sense of light and space. The **entrance hall** leads through to the recently fitted open-plan kitchen/sitting/dining room. This dual-aspect space is the true heart of the home, ideal for entertaining, relaxing, or family gatherings. The kitchen area is well-appointed with integrated appliances, generous worktop space, and ample storage.

Flowing effortlessly from the main living area is a delightful **conservatory**, bathed in natural light and offering a view over the garden, a perfect spot for morning coffee or home office.

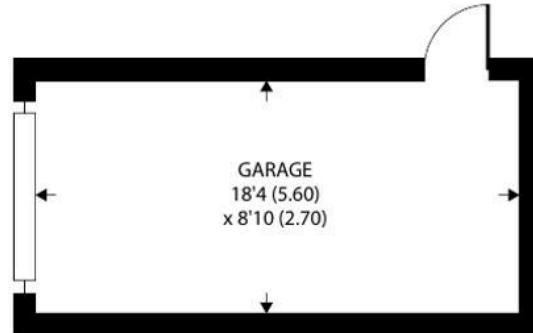
The bungalow offers two **bedrooms**, both well-proportioned. The **principal** enjoys views to the front and provides ample room for wardrobes and furnishings. The second bedroom is equally comfortable and ideal as a guest room. Both rooms are served by a modern shower room.

There are 4.68 kw solar pv panels on the roof, which generate electricity and cost about £7k to install and yield about 10% return.

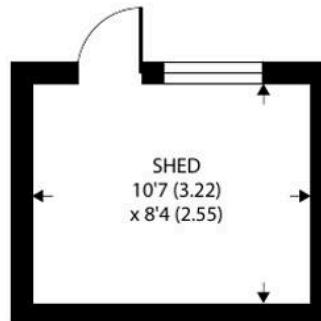
Outside, there is an attractive low-maintenance rear garden with timber garden shed, detached garage and gated access to both sides of the bungalow. The driveway provides parking for several vehicles and has an electric car charging point.







GARAGE



OUTBUILDING



GROUND FLOOR

Approximate Area = 886 sq ft / 82.3 sq m

Garage = 162 sq ft / 15 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1136 sq ft / 105.4 sq m

For identification only - Not to scale







25 Grayswood Avenue

- Two-Bedroom Detached bungalow
- Open Plan Kitchen/Dining/Sitting Room
- Conservatory and Solar Panels
- Modern Shower Room
- Low-Maintenance Rear Garden
- Garage and Off-Road Parking for Several Vehicles with Electric Car Charging Point
- Cul-de-Sac Location
- Within Walking Distance of Village shops & Local Bus Route
- Near the Beach at Bracklesham Bay

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Bracklesham Bay is a charming coastal village in West Sussex, known for its wide pebble and sand beach, popular with swimmers and surfers. The area has a laid-back, friendly feel with local amenities including a convenience store, beachside cafés and takeaways. Just over a mile away, East Wittering offers a broader range of shops, restaurants, and essential services, including schools and a GP surgery. The stunning sandy shores of West Wittering Beach – one of the UK's most iconic Blue Flag beaches – are just a short drive or cycle away, offering beautiful views and excellent water sports facilities.



Henry Adams - East Wittering

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the