





Wynal Bracklesham Lane

Bracklesham Bay, Chichester

Wynal is a spacious 4 bedroom bungalow, situated in an around one acre of land with scope for modernisation.

Council Tax band: E

Tenure: Freehold

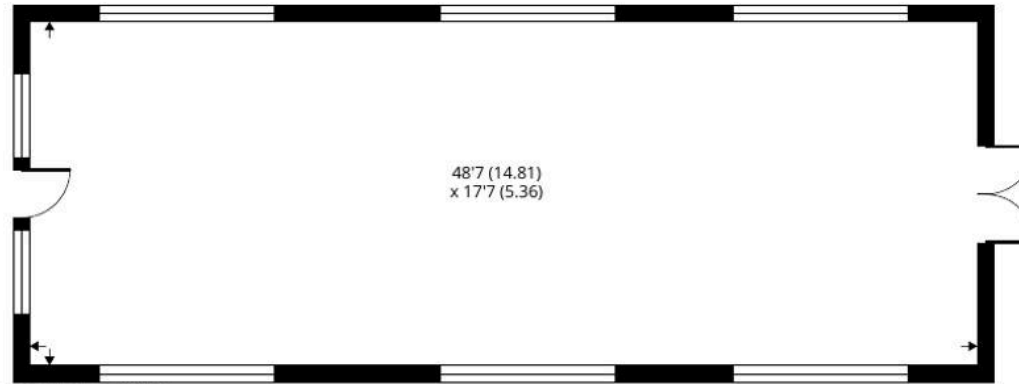
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Detached and Extended Bungalow
- Multi Generational Accommodation
- Scope for Modernisation
- Large Outbuildings
- South and West Facing Gardens
- Recent Heating Upgrade including Air Source Heat Pump and Solar Panels
- Situated in around One Acre of Land



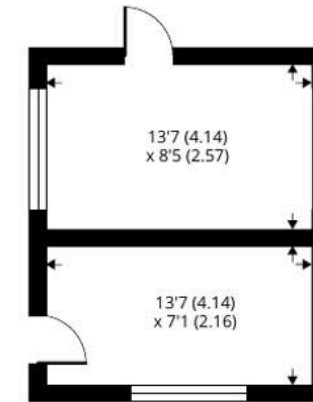




OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 2 / 3

Bracklesham Lane, Bracklesham Bay, Chichester

Approximate Area = 1596 sq ft / 148.2 sq m

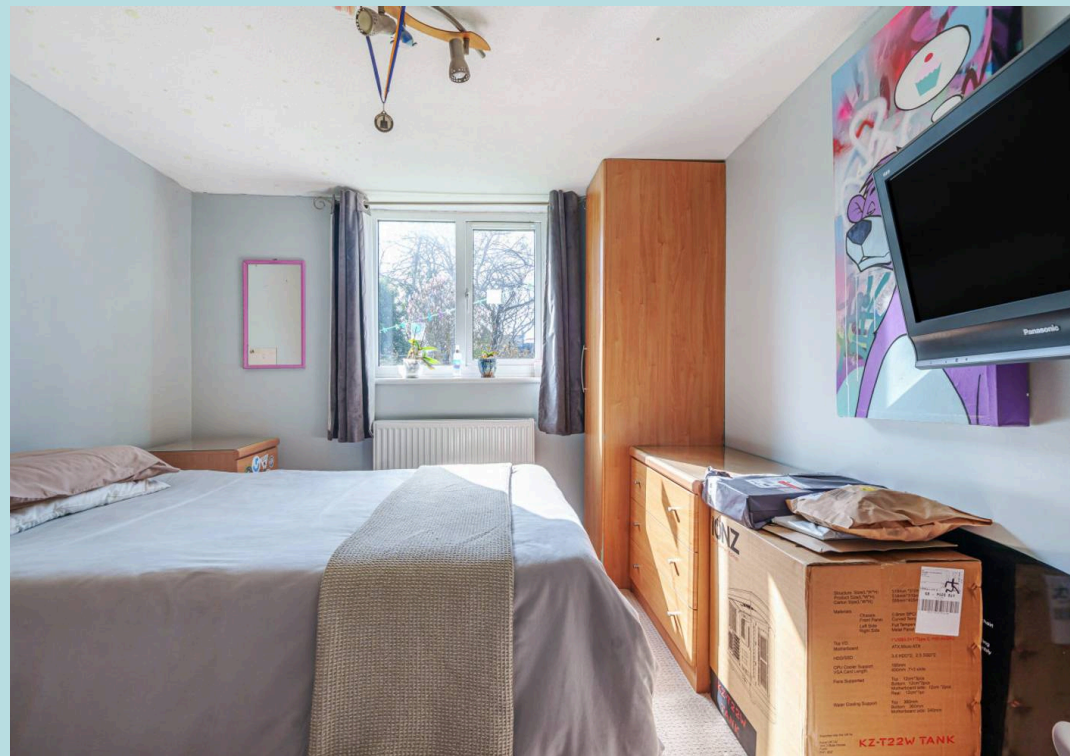
Outbuildings = 1095 sq ft / 101.7 sq m

Total = 2691 sq ft / 249.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1094879





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Bracklesham Bay, Chichester

Wynal is a charming extended 4-bedroom detached bungalow situated in a plot measuring just under one acre, presenting the opportunity for renovation and personalisation. The property has been in the same family ownership for over 70 years and offers a unique canvas for creating your dream home, tailored to your vision.

Upon entering, you're greeted by the original dining area, ideal for hosting gatherings, bordered by two spacious double bedrooms, a dual-aspect sitting room, kitchen, and separate WC and bathroom, which forms the original 1930s residence. An extension has been thoughtfully crafted to cater to multi-generational living, featuring a separate kitchen with garden access, 2 double bedrooms, one of which boasts beautiful garden and field views, the other currently presented as a living room which leads to a sun room, completing the accommodation is an additional bathroom.

Externally, a driveway accommodates off-road parking for two vehicles, while the standout feature of this property is undeniably its substantial garden of around one acre, offering endless landscaping potential and boasting numerous outbuildings ideal for storage or conversion into hobbies spaces. Wynal has also been recently enhanced with a heating upgrade including the addition of an airtsource heat pump, further insulation, new central heating and plumbing throughout, and solar panels, exemplifying a commitment to sustainability, elevating its appeal.



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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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.