



Henry Adams
estate agents
For Sale


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10 Elm Close, Bracklesham Bay

Guide Price **£385,000**



10 Elm Close

Bracklesham Bay, Chichester

Detached bungalow offering two bedrooms, three reception rooms, south facing garden, garage and ample parking. A great opportunity to update and personalise, offered with no forward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

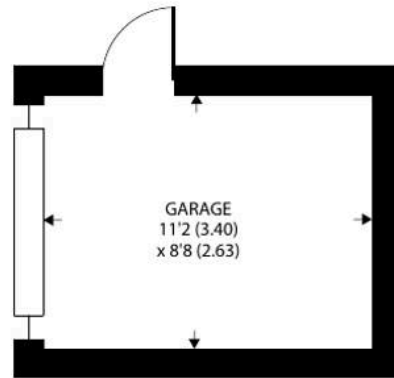
- Detached bungalow
- Single level living
- Two bedrooms
- Three reception rooms
- Conservatory to rear
- South facing garden
- Garage and driveway
- Parking for multiple vehicles
- Renovation potential
- No forward chain

Location

Situated in the coastal village of Bracklesham, some 7 some to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities, and the nearby village of East Wittering has an infant's/junior school, GP surgery, chemist, dentist, library and a range of quality independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are 3 miles beyond Chichester.





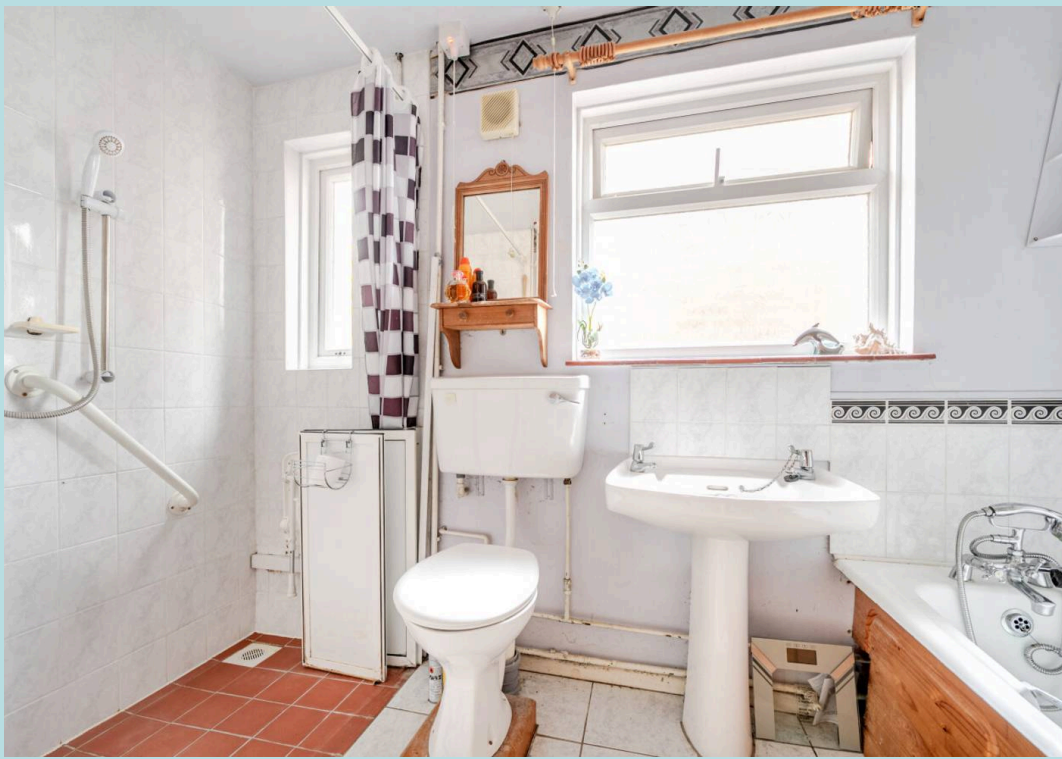


GROUND FLOOR

Approximate Area = 986 sq ft / 91.6 sq m (excludes garage)

For identification only - Not to scale







10 Elm Close

Bracklesham Bay, Chichester

This detached bungalow offers a well planned single level layout and presents a good opportunity for buyers looking to update and personalise a home to their own taste. The accommodation comprises two well proportioned bedrooms, a bathroom fitted with both a walk in shower and separate bath, and three reception rooms providing flexible space for living, dining and entertaining. A paved driveway provides ample off road parking for multiple vehicles and leads to a garage, and the property further benefits from a boiler installed approximately two years ago.

Inside, the living room is a good sized space with a front facing window, wooden flooring and a fireplace, forming a comfortable main living area. The kitchen is fitted with a range of white units, integrated appliances and tiled flooring. Towards the rear of the property, a separate dining area provides access via sliding doors to the conservatory, creating an additional reception space with views over and access to the garden. Together, these rooms offer adaptable living accommodation to suit a range of needs. Both bedrooms are of a comfortable size and are well suited to a variety of layouts.

The rear garden is private and enclosed, with established planting and two patio areas suitable for seating and outdoor use. With its south facing orientation, the garden enjoys plenty of sunlight and a good level of privacy.



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 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.