



Henry Adams
For Sale

7

7 Farm Road, Bracklesham Bay, PO20 8JU

Wonderfully presented detached bungalow a short stroll from the beach.



- ▶ Detached Bungalow
- ▶ Annex Potential
- ▶ Large Driveway
- ▶ Open Plan Living-Dining Room
- ▶ Close to Bracklesham Bay Beach
- ▶ Wrap Around Garden
- ▶ Three Bedrooms
- ▶ En-Suite Bathroom

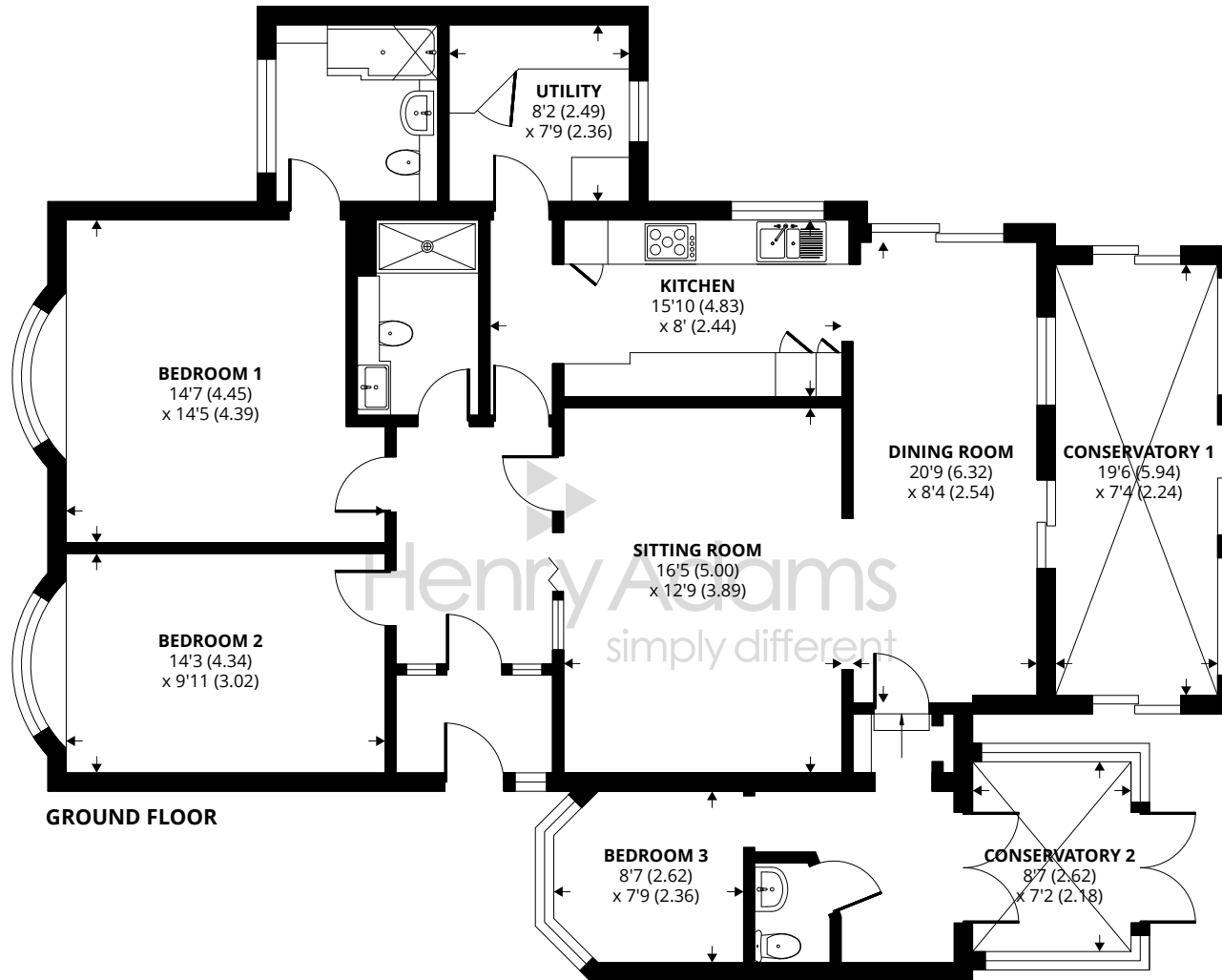
Situated within the charming coastal village of Bracklesham Bay, 7 Farm Road boasts a spacious corner plot, just a short stroll from the beach. As you enter, you will be greeted by a wide entrance hall which leads to the heart of the house being the living room. Following this you will find an open-plan kitchen/dining area which is perfect for entertaining and a practical utility room off the side.

The property consists of three double bedrooms, the primary bedroom boasts an en-suite with a bath. The other two sizable double bedrooms are housed by a modern family bathroom equipped with a shower. Additionally, there's a large conservatory with sliding doors that seamlessly connects to the beautiful garden.

The bungalow also offers the potential for an annex, accessible from the dining room. This extra space includes a bedroom, another reception area, and a small conservatory at the rear.

A large driveway ensures private access and ample parking for multiple vehicles. This spacious property provides the ideal primary residence or second home just moments from the beautiful Bracklesham Bay Beach.





GROUND FLOOR

Farm Road, Bracklesham Bay, Chichester, PO20

Approximate Area = 1612 sq ft / 149.7 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). © n|checon 2023. Produced for Henry Adams. REF: 1039675

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.

Location

Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From the shops in East Wittering proceed east along Stocks Lane. At the junction turn right in to Bracklesham lane, then turn left into Farm Road. In miles the property will be on your left hand side on the corner of Sandringham Close.

