



Melbury, 4 First Avenue, Bracklesham Bay, PO20 8LA

Melbury property which is in need of full reconstruction with planning permission granted.

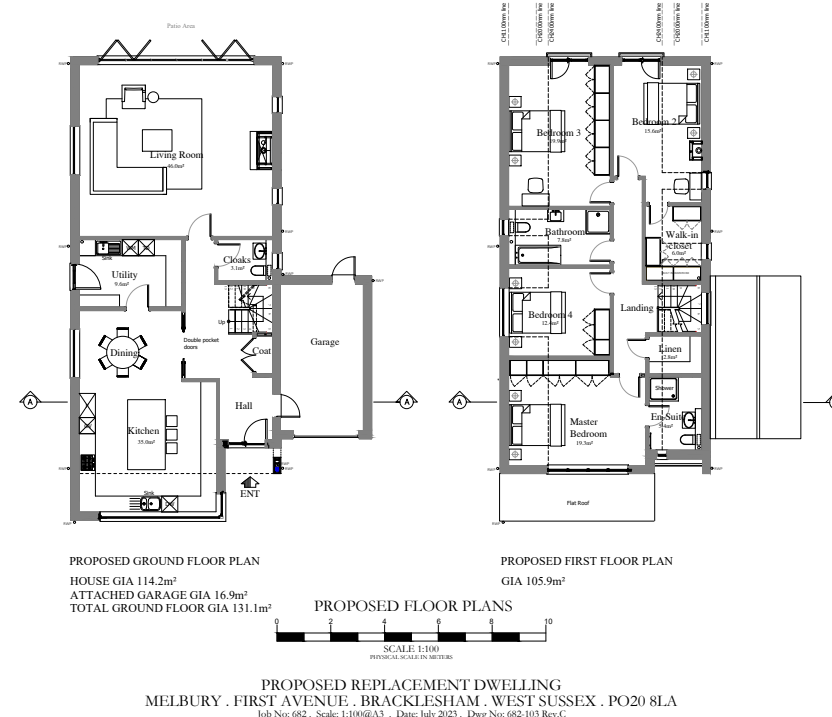
- ▶ **Planning permission granted**
23/01839/FUL
- ▶ **Generous plot**

- ▶ **Yards from Bracklesham Bay beach**
- ▶ **Opportunity for Re-development**

Measuring 0.14 Acres (545.00 Sq.M.) Melbury presents a wonderful opportunity for both developers and home movers wishing to build their dream property so close to the sea. Planning permission has been granted following the beautiful designs by Pullen Architecture. (Please see Chichester District Councils website with the reference number: 23/01839/FUL for further information and documents relating to this case.)

The permitted property comprises of approx 2551sq feet (237 m2)The comprehensive design shows an open plan kitchen and dining area, making it an ideal space for those who love to cook and entertain, as well as the large living room which provides a lot of natural light through the bifold doors, offering stunning views of the garden beyond. Additional design features such as a utility room, ideal for laundry and storage needs, as well as a convenient downstairs cloakroom.

Upstairs, there will be four double bedrooms, offering plenty of space for a growing family. The large master bedroom boasts an ensuite bathroom, providing a private haven, while the second bedroom benefits from a walk-in wardrobe, fulfilling all your storage requirements. The remaining bedrooms share a tastefully designed family bathroom, completing this well-appointed property. Should you wish to change these designs to suit your personal needs, the appropriate channels and consents should be followed.



This drawing has been prepared for the sole purpose of obtaining planning permission and forms part of a set of drawings & documents. This drawing does not purport to provide sufficient information from which to build without the provision of a comprehensive drawing, specifications and schedule of works and adequate contractual arrangements. This drawing should not be used for any contractual purpose without the prior written permission of Pullen Architecture Ltd who will require to see and approve of all supporting documentation and all contractual arrangements prior to commencement of the works on site before written permission is given.

Do not scale from this drawing except for the purposes of planning. This drawing has been prepared based on survey drawings and information prepared by others. All dimensions and levels on all drawings must be checked and verified on site before commencement of works.

Any discrepancies between drawings & documents should be reported to Pullen Architecture Ltd. This drawing document should be read in conjunction with supporting drawings & documents produced by Pullen Architecture Ltd and other consultants.

Planning Application Issue

REVISIONS:

- Rev. / - 03.07.23: Initial ideas - Client issue
- Rev. A - 18.07.23: Draft Planning Application - Client issue
- Rev. A - 31.07.23: Planning Application issue
- Rev. B - 14.08.23: Amended Planning Application issue
- Rev. C - 02.10.23: Planning Application Amendment client issue
- Rev. C - 11.10.23: Amended Planning Application issue

PROPOSED FLOOR PLANS
Dwg. No. 682-103 Rev. C

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