



Camelot, West Bracklesham Drive

With its prime location and vast potential for transformation, Camelot offers an excellent opportunity to create your dream seaside home.



- ▶ One Road Back From the Sea
- ▶ Over 1600sqft of Internal Accommodation
- ▶ En Suite to Principal Bedroom
- ▶ 1/4 Acre Plot with Private Front and Rear Gardens
- ▶ Potential to Renovate and Extend STPP
- ▶ Four Bedrooms
- ▶ Separate Living and Dining Space
- ▶ Garage and Driveway for Multiple Vehicles

Camelot, situated on the prestigious West Bracklesham Drive, is a spacious four-bedroom detached bungalow offering an exceptional opportunity for those seeking a property with vast potential. Positioned just one road back from the beach, this home sits on a 1/4 acre plot, providing a prime location for seaside living.

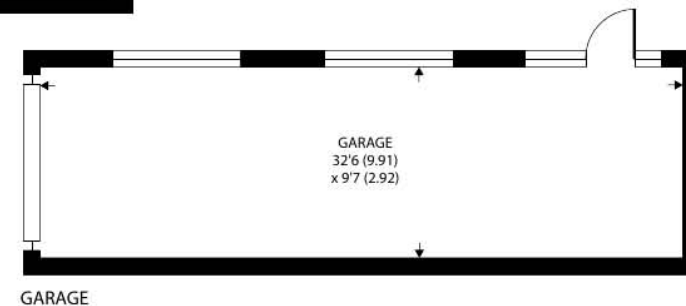
Upon entering the property, you are welcomed into a generously sized hallway. The living spaces include a sizable sitting room featuring large windows that flood the room with natural light. Adjacent to the sitting room is the dining room, offering a perfect space for family meals and entertaining.

The kitchen, located at the heart of the home, comes equipped with ample space for modern appliances. A utility room is conveniently situated next to the kitchen, providing additional storage and laundry facilities.

The property boasts four well-proportioned bedrooms. The principal bedroom includes built-in wardrobes as well as an en suite bathroom. The remaining bedrooms provide ample space for family or guests. A family bathroom serves these bedrooms, ensuring convenience for all.

The expansive plot includes a large walled frontage with well-established borders, ensuring ample privacy. The rear garden is equally sizeable and ideal for outdoor activities, gardening, and entertaining. The property also features a substantial detached garage, offering plenty of space for vehicle storage or a workshop.





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Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 1976 sq ft / 183.5 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: 1137162

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 a popular place to enjoy a variety of water sports. 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.

FAQ

Electric heating throughout, there is a gas supply in the road.

Mains water and drainage.

Chichester District Council Tax Band E

