



**26 Grayswood Avenue, Bracklesham Bay**

Guide Price **£420,000**



**Henry Adams**  
estate agents



# 26 Grayswood Avenue

Bracklesham Bay, Chichester

Situated in a desirable location within walking distance to local amenities and the beach. The property boasts a large sitting/dining room, providing a spacious and versatile living area for relaxation and entertaining. With a generous rear garden, there is ample outdoor space to enjoy.

This property further benefits from the potential to extend, subject to obtaining the necessary planning permissions, offering scope for further customisation and enhancement. Offered with no forward chain, this bungalow presents a straightforward transaction process for interested buyers.

Conveniently located close to local shops and a bus route, residents will enjoy easy access to essential services and transportation links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large sitting/dining room
- Generous rear garden
- Potential to extend (STPP)
- No forward chain
- Walking distance to local shops and beach
- Close to local bus route

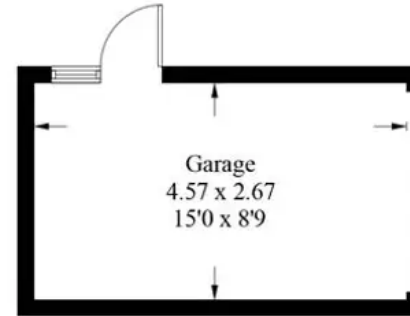


# Grayswood Avenue, PO20 8HZ

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 92.9 sq m / 1000 sq ft



(Not Shown In Actual  
Location / Orientation)



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing





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