



33 Beech Avenue

A beautifully presented and extended three bedroom bungalow, with a stunning south facing rear garden.



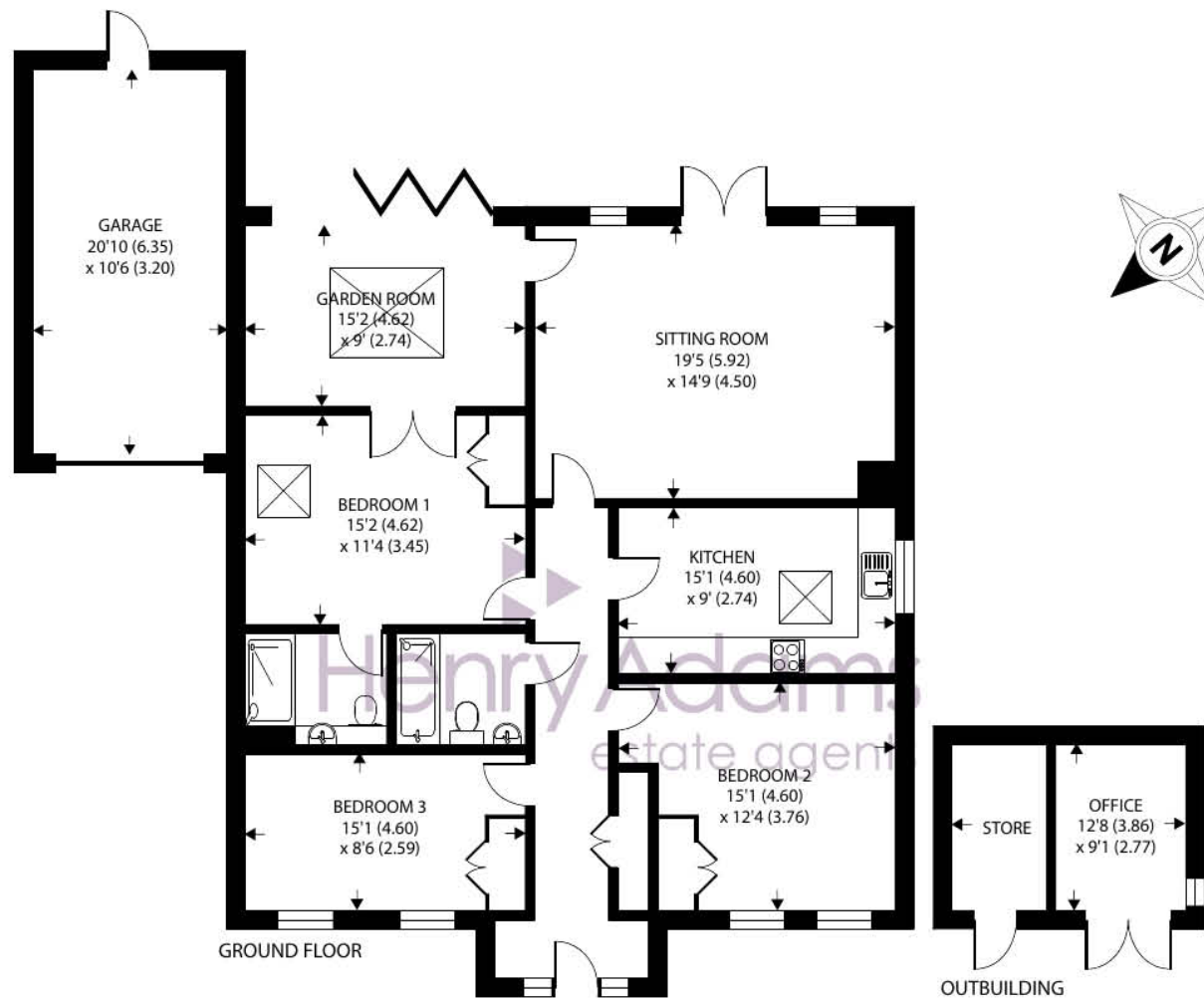
- ▶ Beautifully Presented Throughout
- ▶ En Suite to Principal Bedroom
- ▶ South Facing Rear Garden
- ▶ EV Charging Point
- ▶ Three Double Bedrooms
- ▶ Garden Room Extension
- ▶ Garage and Driveway
- ▶ Solar Panels

This immaculate three-bedroom detached bungalow, located in the desirable coastal village of Bracklesham Bay, offers generous accommodation within walking distance of beautiful beaches and local shops. With its modern design, practical living spaces, and recent extensions and upgrades, the bungalow provides versatile accommodation suitable for a variety of buyers.

The property features a welcoming entrance hall with built-in storage cupboards. The spacious and light-filled sitting room, complete with a cozy gas fire, has French doors opening onto the private rear garden. Adjacent to the sitting room is an additional reception room, added by the current owners. This beautiful space, with bifold doors opening onto the garden, seamlessly connects indoor and outdoor living. The well-appointed kitchen includes stylish units, and integrated appliances such as a fridge-freezer, dishwasher, oven and washing machine. A large skylight invites plenty of natural light into the kitchen, enhancing the sense of space.

All three bedrooms are double rooms with built-in wardrobes, providing ample storage. The principal bedroom features an en suite shower room, adding a touch of luxury. A family bathroom and cloakroom complete the internal accommodation.





Approximate Area = 1337 sq ft / 124.2 sq m

Garage = 218 sq ft / 20.3 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 1669 sq ft / 155 sq m

For identification only - Not to scale



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.

Exterior

Outside, the front driveway offers an EV charging point and off-road parking for two vehicles which leads to the garage. The rear garden, enjoying a southerly aspect, is laid to lawn with a patio area, creating a beautiful and private space to enjoy. Additionally, the garden includes a garden office with an attached store, benefiting from electricity, ideal for those working from home or needing a hobbies space away from the main house. A private door from the garden provides rear access to the garage, and there is also gated side access to the front.

This property perfectly combines modern living with coastal charm, making it an ideal home for families, retirees, or anyone seeking a peaceful retreat by the sea.

FAQ

Chichester District Council Tax Band E

Management fees of £455pa payable to RMG Management Company.

Gas Fired Central Heating, boiler installed in 2015 from new.

