



Price Guide £550,000

Pond House Bracklesham Close, Bracklesham Bay, West Sussex PO20 8HT

BAILEYS



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Pond House comprises a detached 3 bedroom bungalow set in a private, part walled corner plot garden within the village of Bracklesham Bay, close to the beach and local shops.

The charming property is tastefully decorated and presented throughout and the part walled landscaped gardens, afford a high degree of privacy and shelter.

The front door leads into hallway area and inner hall beyond with doors to the twin aspect Lounge/Dining room with feature fireplace and two pairs of patio doors opening into the attractively planted gardens.

The kitchen has a range of white fronted floor and wall mounted cupboards and drawers with fitted worktops and inset sink, part tiled walls, built in larder cupboard, free standing cooker and dishwasher, plus freestanding upright fridge/freezer. Door to outside.

There are three bedrooms - two doubles with wardrobe cupboards and one single. Adjacent is a bathroom comprising a white suite of washbasin, wc and walk in shower with tiled walls and floor.

The driveway off road parking is approached via Bracklesham Close and provides ample space for 2 or 3 cars.

The sheltered and private part walled gardens are accessed via a garden gate leading to the gardens surrounding the property on three sides.

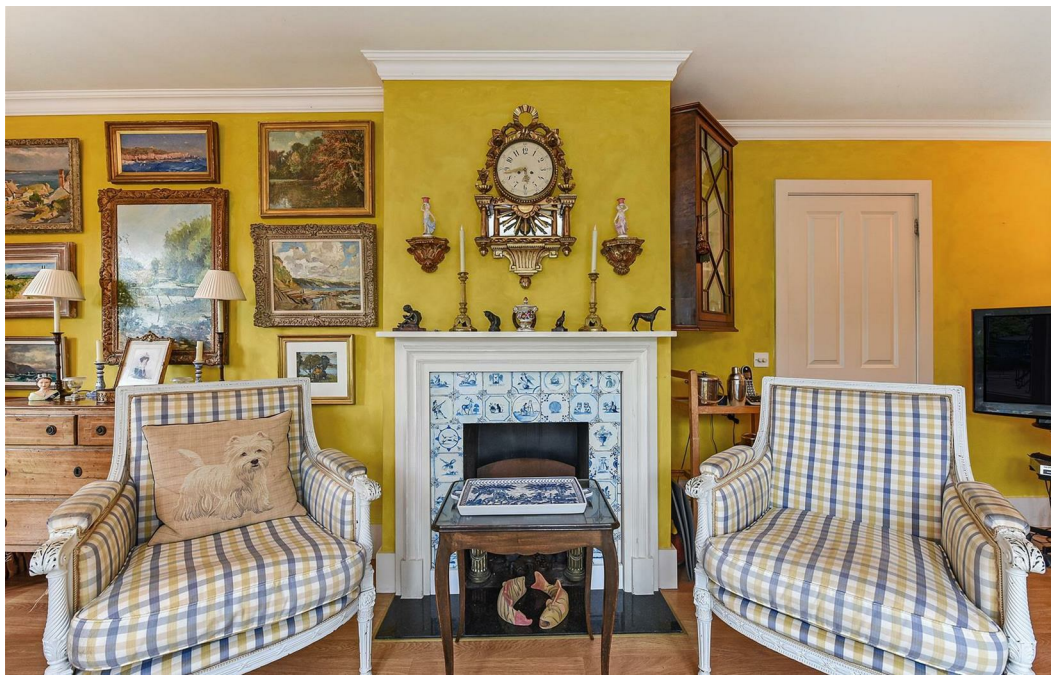
There is a part gravelled sunken garden feature, plus patio, decking and grassland areas with ornamental pond and attractively planted flower and shrub borders.

Adjacent to the side of the property is a garden/store - formally the single garage with an outside wc and washbasin attached, plus a further courtyard area with hardstanding, garden shed and greenhouse.

Viewing is highly recommended.

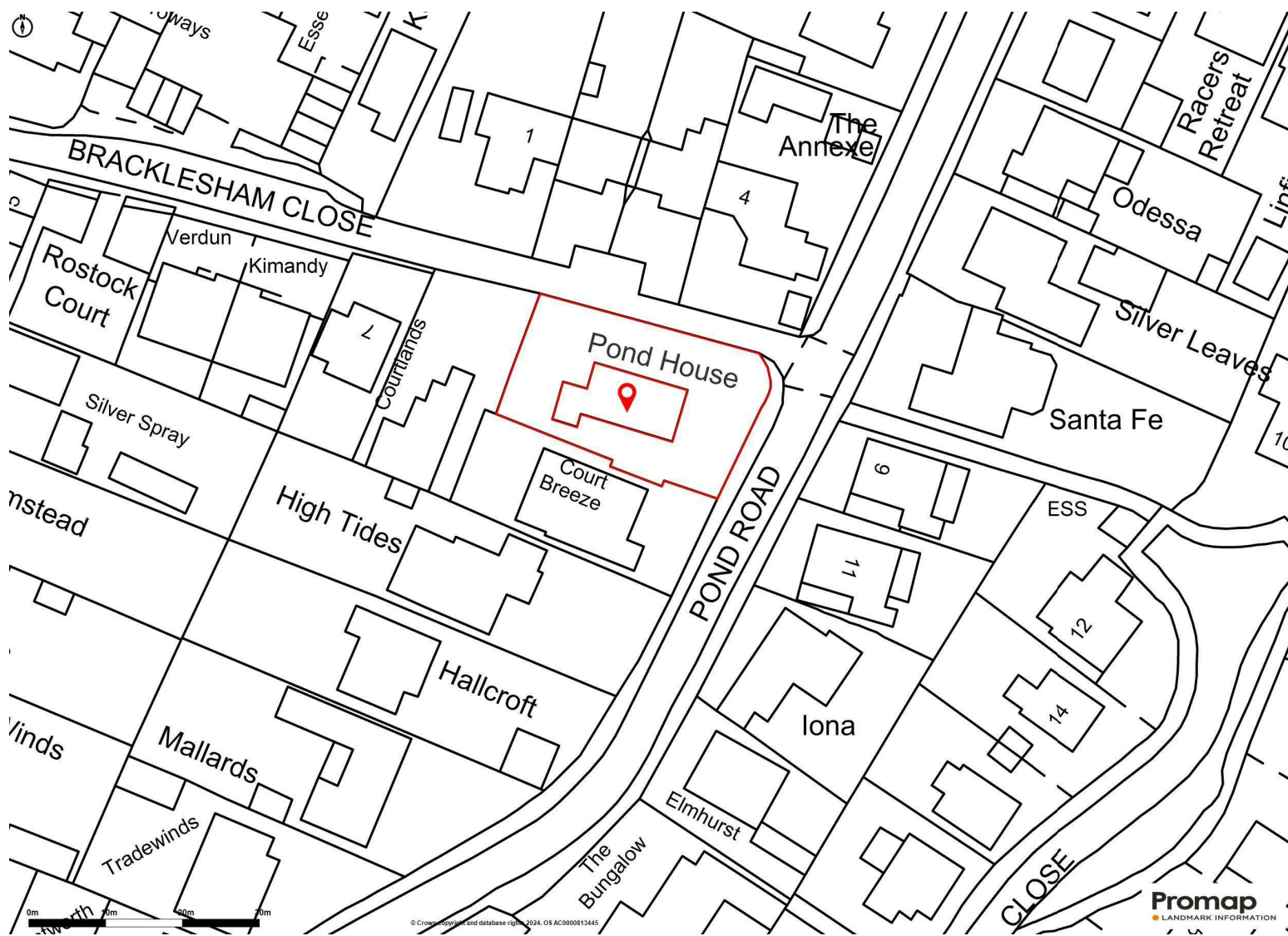
Please contact Baileys to arrange an appointment to view.









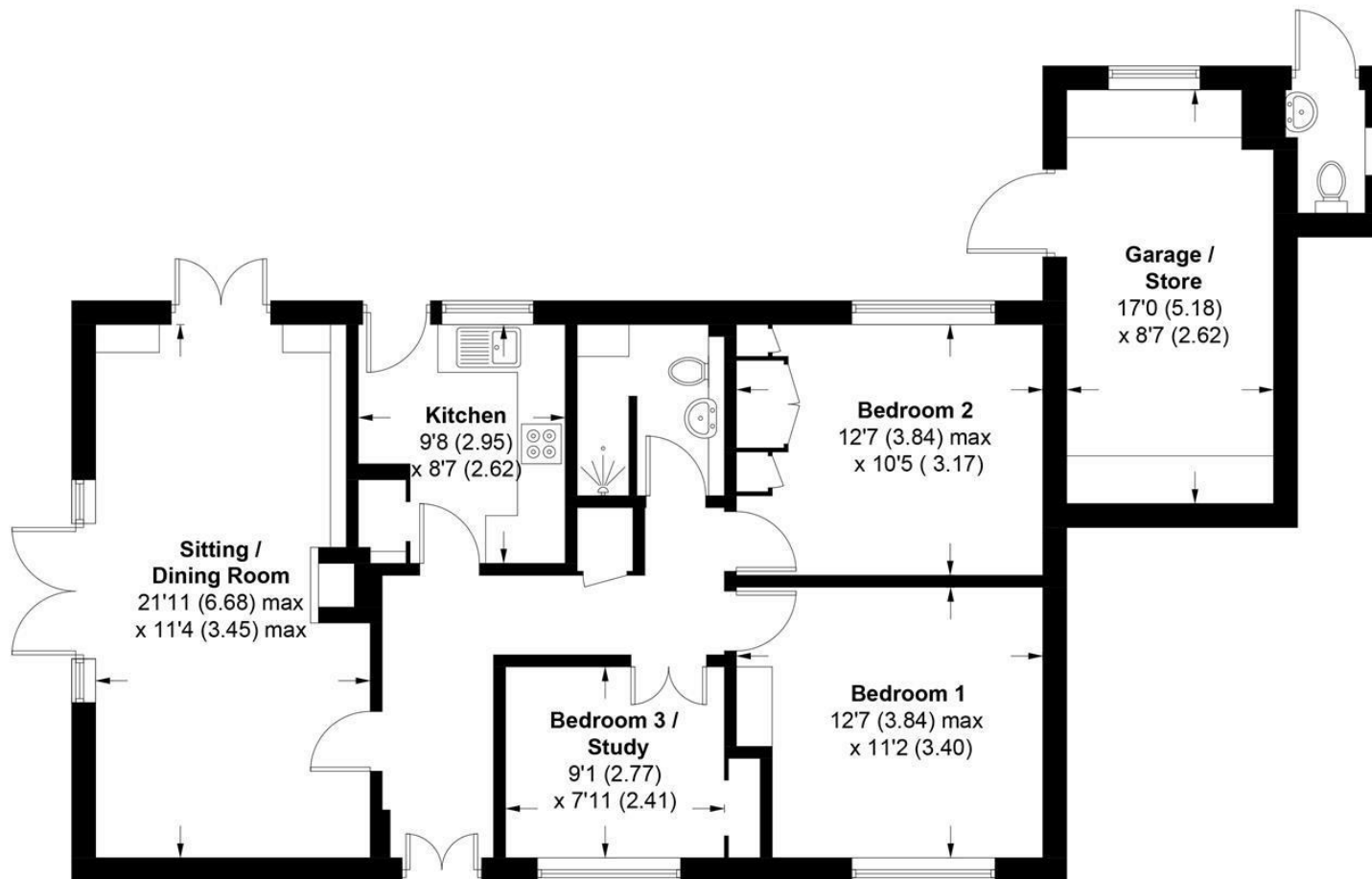


# Pond House, Bracklesham Close, PO20 8DY

APPROXIMATE GROSS INTERNAL AREA = 865 SQ FT / 80.4 SQ M

GARAGE / STORE AND EXTERNAL WC = 168 SQ FT / 15.6 SQ M

TOTAL = 1033 SQ FT / 96.0 SQ M



## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1101802)

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