



Price Guide £560,000

Ivy Dene, East Bracklesham Drive, Bracklesham Bay, Nr Chichester, West Sussex, PO20 8JH

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Situated just back from the beach and conveniently placed for the local shops, restaurants and cafes, this three bedroom, 1960's built, detached bungalow stands in a good size plot of 0.20 acre. The property offers tremendous scope for modernisation and re-modelling with the potential to enlarge the accommodation, subject to planning permission. 'Ivy Dene' has the considerable advantage of having no onward chain being available with immediate vacant possession.

The cathedral City of Chichester just three miles from Goodwood offers comprehensive shopping and entertainment opportunities and has mainline rail links to London and Gatwick airport.

The accommodation has both Upvc framed double glazing and gas fired central heating comprising:

Entrance Porch: Quarry tiled floor.

Entrance Hall: Double cloaks cupboard.

Sitting Room: (S and W) 'Real Flame' coal gas fire in tiled and wooden fire place. Radiator. Wall mounted electric radiator. Two wall light points.

Dining Room: 'Valliant' gas fired boiler. Arch leading through to Kitchen.

Kitchen: (N) Single drainer sink unit. Door to rear Porch.

Rear Porch: Deep storage cupboard. Access into Garage.

Inner Hall: Access to loft area. Airing cupboard with hot tank and immersion heater.

Bedroom One: (N)

Bedroom Two: (S and W)

Bedroom Three: (N) Arch through to Dressing Room/Study area.

Bathroom: (W) Panelled bath with electric shower over, pedestal wash hand basin.

Separate W.C.: ((W)

Outside:

The front garden has a concrete driveway with space for parking and is enclosed with low block walling.

The large rear garden is a particular feature of the property with a width along the rear boundary of approximately 80' (24.4m)

Attached Garage with concrete drive. Door into rear porch.

Accompanied viewing by appointment with the office please 01243 672217











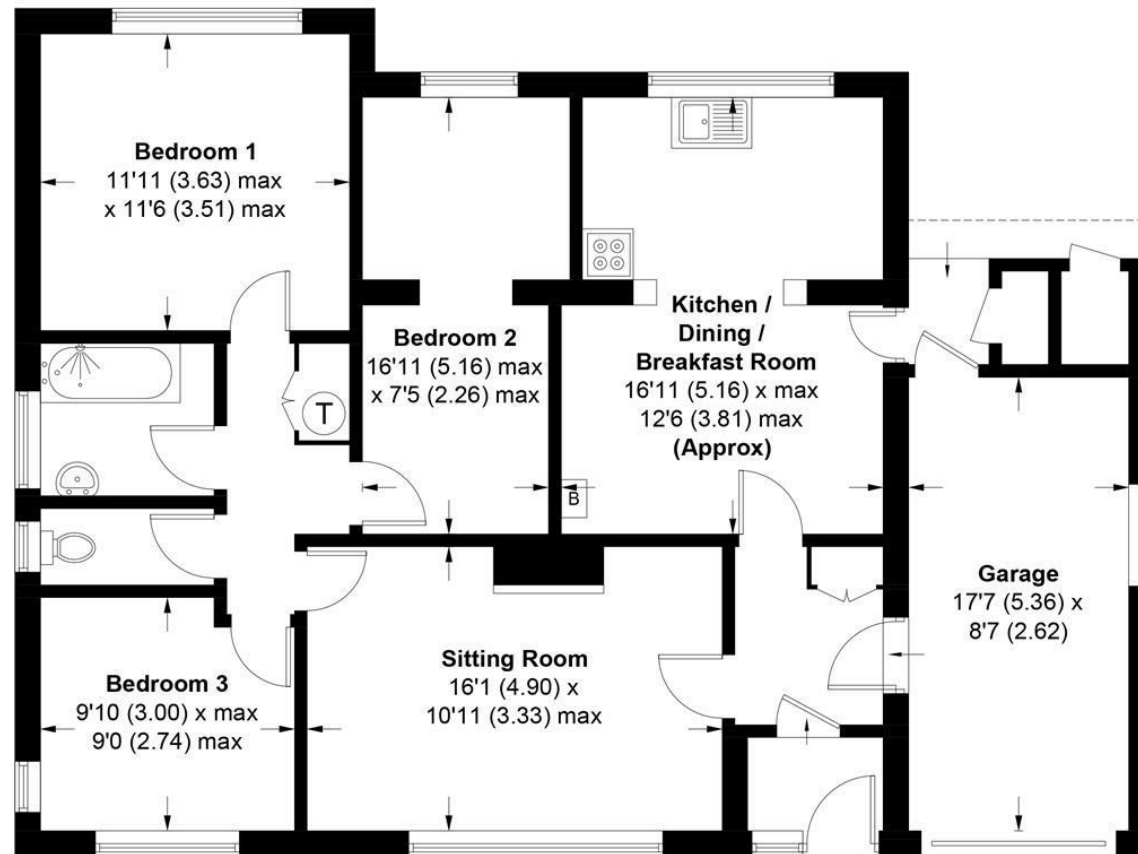
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APPROXIMATE GROSS INTERNAL AREA = 1125 SQ FT / 104.5 SQ M

(INCLUDING GARAGE)

EXTERNAL CUPBOARDS = 17 SQ FT / 1.6 SQ M

TOTAL = 1142 SQ FT / 106.1 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. (ID1253580)

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