



Wynal, Bracklesham Lane

Wynal is a spacious 4 bedroom bungalow, situated in an around one acre of land with scope for modernisation.



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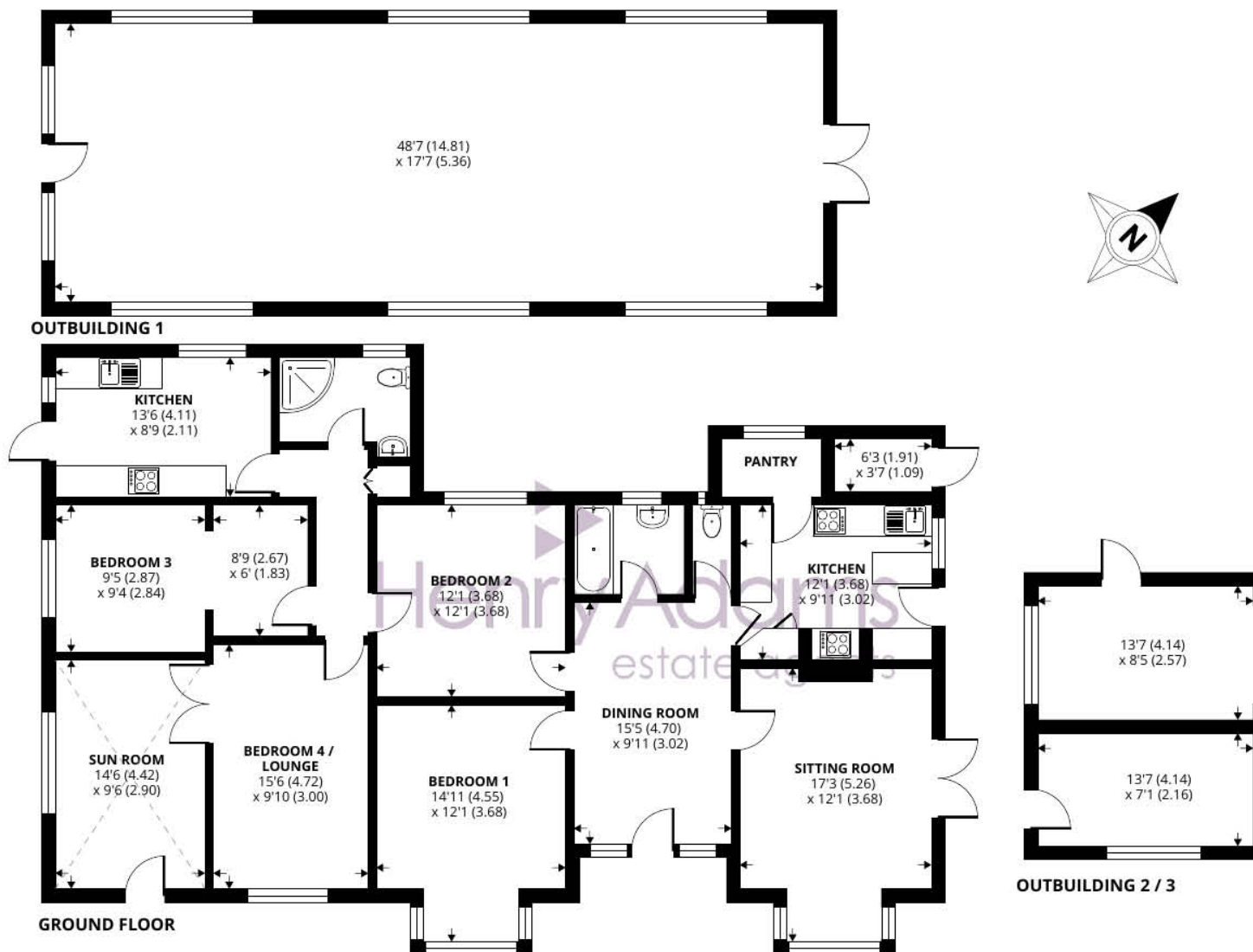
- ▶ **Detached and Extended Bungalow**
- ▶ **Scope for Modernisation**
- ▶ **Large Outbuildings**
- ▶ **Heating Upgrade including Air Source Heat Pump and Solar Panels**
- ▶ **Multi Generational Accommodation**
- ▶ **Situated in around One Acre of Land**
- ▶ **South and West Facing Gardens**

Wynal is a charming extended 4-bedroom detached bungalow situated in a plot measuring just under one acre, presenting the opportunity for renovation and personalisation. The property has been in the same family ownership for over 70 years and offers a unique canvas for creating your dream home, tailored to your vision.

Upon entering, you're greeted by the original dining area, ideal for hosting gatherings, bordered by two spacious double bedrooms, a dual-aspect sitting room, kitchen, and separate WC and bathroom, which forms the original 1930s residence. An extension has been thoughtfully crafted to cater to multi-generational living, featuring a separate kitchen with garden access, 2 double bedrooms, one of which boasts beautiful garden and field views, the other currently presented as a living room which leads to a sun room, completing the accommodation is an additional bathroom.

Externally, a driveway accommodates off-road parking for two vehicles, while the standout feature of this property is undeniably its substantial garden of around one acre, offering endless landscaping potential and boasting numerous outbuildings ideal for storage or conversion into hobbies spaces. Wynal has also been recently enhanced with a heating upgrade including the addition of an airsource heat pump, further insulation, new central heating and plumbing throughout, and solar panels, exemplifying a commitment to sustainability, elevating its appeal.





Bracklesham Lane, Bracklesham Bay, Chichester

Approximate Area = 1596 sq ft / 148.2 sq m

Outbuildings = 1095 sq ft / 101.7 sq m

Total = 2691 sq ft / 249.9 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: 1094879

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 at Bracklesham Bay, a coastal village some 7 miles south-west of the City of Chichester. The beach is a popular place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. 'Billy's' beachside café/restaurant and some local shops are close by, although further amenities can be found at the nearby village of East Wittering, including infants/junior school, GP surgery, chemists, dentist, library and a range of quality independent shops. There is a regular bus service to Chichester City centre with its range of shops, restaurants, cinemas, Festival Theatre and main line railway station. Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From East Wittering, proceed along Stocks Lane in an easterly direction towards Bracklesham. At the t-junction with Bracklesham Lane, turn left and proceed towards Birdham. Pass the right-hand turning into Clappers Lane and continue ahead. Wynal will be found after approximately 1/3 mile on the left-hand side.

