





8 Rowan Way

Bracklesham Bay, Chichester

An extremely well presented three bedroom link detached house situated in a quiet cul-de-sac in Bracklesham Bay.

Built by Miller Homes in 2015, this attractive three-bedroom link-detached house offers spacious and well-appointed accommodation. Situated in a quiet cul-de-sac in Bracklesham Bay, adjacent to the village green, providing a peaceful setting.

The welcoming entrance hall leads to a bright and spacious, recently recarpeted living/dining area, perfect for entertaining or relaxing with family. Natural light floods the room through French doors that open onto the rear garden. The modern, upgraded kitchen / breakfast room offers ample storage and is equipped with a range of contemporary and fully integrated appliances. A conveniently located cloakroom completes the downstairs layout.

Upstairs, the principal bedroom features built-in wardrobes and storage as well as an en suite shower room for added privacy and convenience. The second bedroom is a generously sized double, offering flexibility for guests or family members. The third bedroom, ideal as a child's room or a home office, provides further versatility. A modern family bathroom serves the additional bedrooms.

The rear garden, with its southerly orientation, is mainly laid to lawn, providing a sunlit space for outdoor activities and relaxation. The property also benefits from a garage with an up-and-over door, a carport, and a driveway. A gated side path offers easy access between the front and rear gardens.

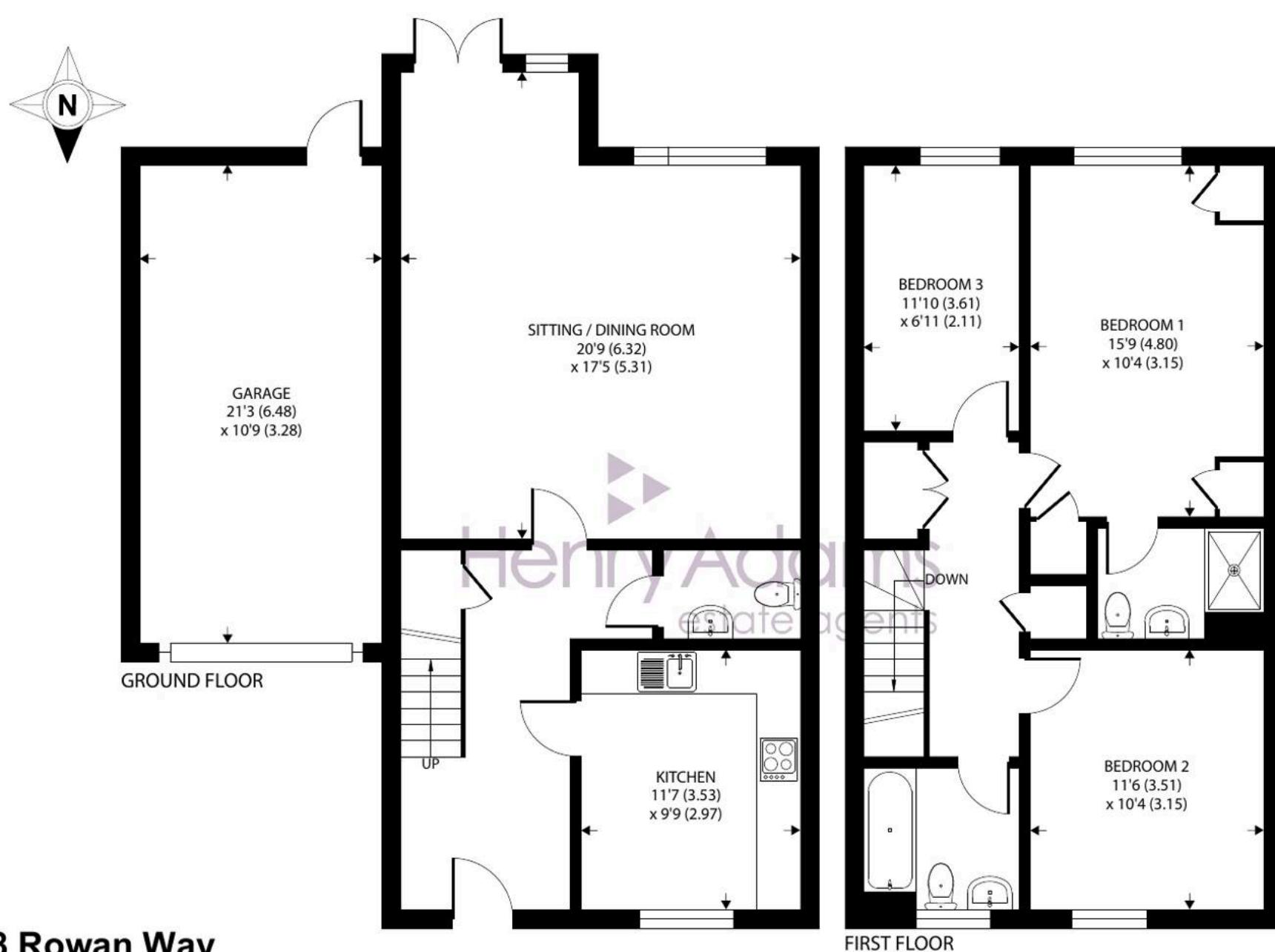
Chichester District Council Tax Band D 2024/25 £2,242.86

RMG Management Company - Service Charge circa.£500pa

Gas Fired Central Heating - boiler installed in 2015 and serviced annually







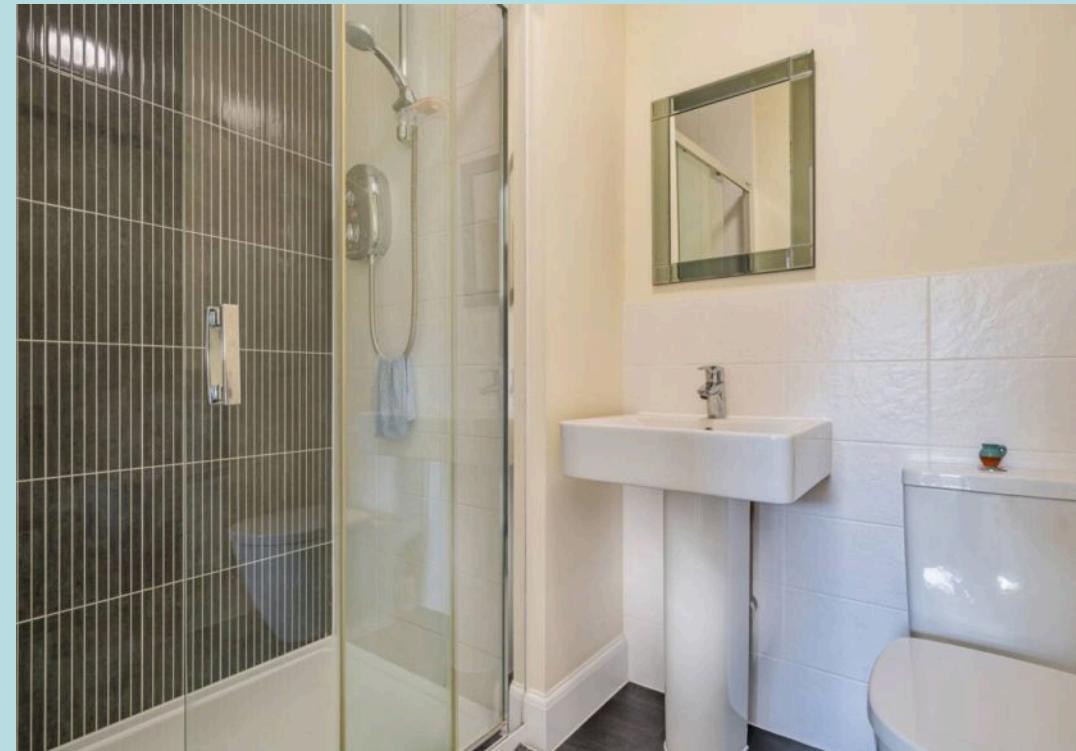
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Approximate Area = 1209 sq ft / 112.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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An extremely well presented three bedroom link detached house situated in a quiet cul-de-sac in Bracklesham Bay.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Link Detached House
- Open Plan Living / Dining Room
- En Suite to Principal Bedroom
- South Facing Rear Garden
- Single Garage
- Driveway and Carport
- Quiet Cul-de-sac Location
- Within Striking Distance of the Beach
- Adjacent to the Village Green

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. 'The Beach' 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.



Henry Adams - East Wittering

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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