









### 3 Soly-Aire

East Bracklesham Drive, Bracklesham Bay

Two-bedroom first-floor beachfront apartment with private beach access, stunning sea views, a communal laundry room, garage, communal parking, and a south-facing shared garden.

Located in a prime seafront position on East Bracklesham Drive, this first-floor apartment enjoys uninterrupted views across the Solent and out to sea. Part of a small development of just four properties with direct access to the foreshore, the apartment is offered to the market with no forward chain and would make an ideal main residence or weekend home.

Accessed via external stairs, the private front door opens into a bright open-plan living space combining the sitting room and kitchen. Sliding doors lead onto a south-facing balcony where you can take in the sea views. With windows on two sides, the room is naturally light throughout the day. The kitchen is fitted with a good range of both base and wall units, providing practical storage.

The principal bedroom features a large picture window framing views towards the Isle of Wight. There is a second bedroom and a bathroom serving the accommodation. The apartment also benefits from electric storage heating, a modern hot water system and uPVC double glazing.

Residents have use of a private ground-floor laundry room and a large communal garden which leads directly to the beach. Outside, there is a gravel driveway offering off-road parking, along with a private garage for additional storage.









FIRST FLOOR

## Soly-Aire, East Bracklesham Drive, Bracklesham Bay, Chichester

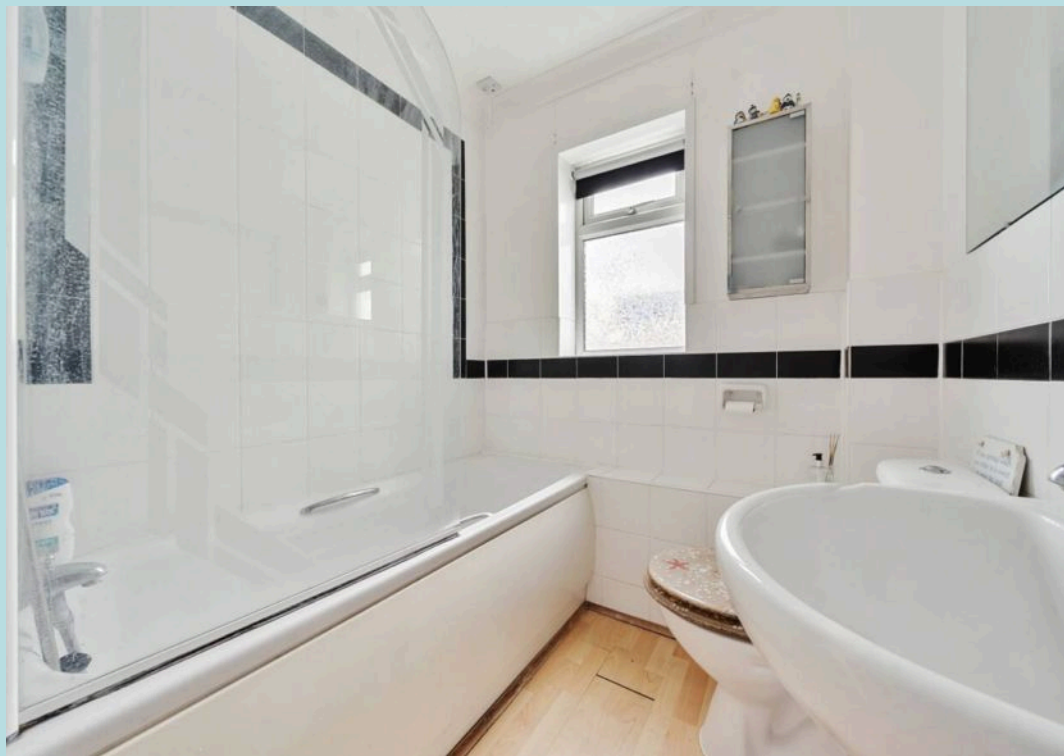
Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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### 3 Soly-Aire

East Bracklesham Drive, Bracklesham Bay

Chichester District Council Tax Band B 2026/26 £1820.85

Share of Freehold, 125 year lease from 1990

EPC - D

We are advised that the maintenance charge is currently £50 per month.

- Beach Front Location
- Uninterrupted Sea Views
- Open Plan Living
- Communal Laundry Room
- South Facing Communal Garden
- Direct Beach Access
- Garage and Residents Parking
- No Forward Chain

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.





## 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