









# 25 Elm Close

Bracklesham Bay, Chichester

A two-bedroom detached bungalow offered with no forward chain.

Chichester District Council Tax band: C - £2,081.97 - 2025/26

Tenure: Freehold

EPC Energy Rating D

- Two Bedrooms
- Detached Bungalow
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Garage and Off-Road Parking
- Near the Beach at Bracklesham Bay
- Convenient for Local Shops and Bus Route
- No Forward Chain
- Low Maintenance Rear Garden

## Location

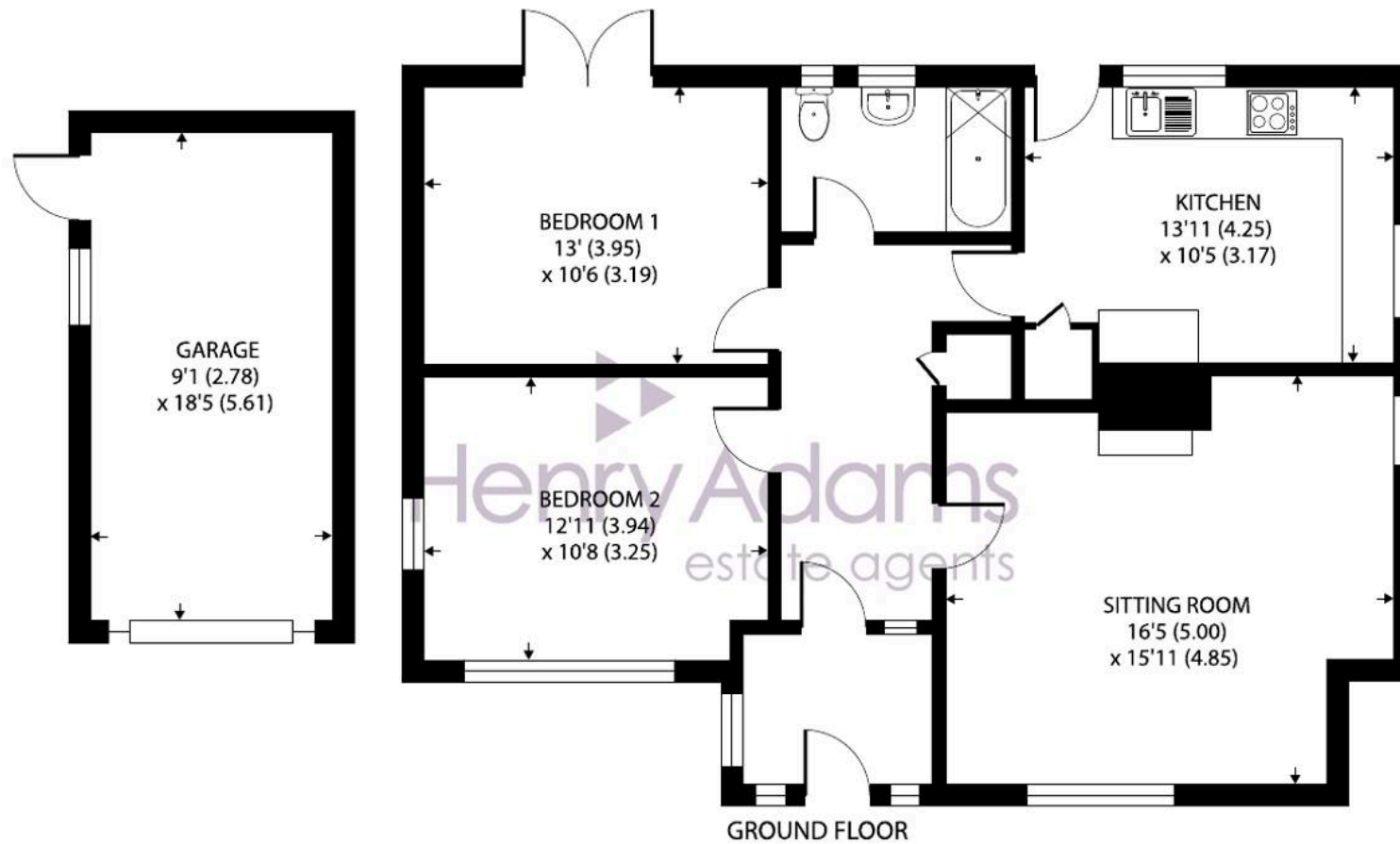
Situated in the coastal village of Bracklesham, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities, and the nearby village of East Wittering has an infant's/junior school, GP surgery, chemist, dentist, library and a range of quality independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are 3 miles beyond Chichester.











## Elm Close, Bracklesham Bay, Chichester, PO20

Approximate Area = 893 sq ft / 82.9 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1061 sq ft / 98.5 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.  
Produced for Henry Adams. REF: 1286395







Situated in a peaceful residential spot in the heart of Bracklesham Bay, this well-presented two-bedroom detached bungalow offers generous living space and practical layout, perfect for buyers looking to downsize or enjoy coastal living.

The accommodation includes an entrance porch, a bright and spacious sitting room with feature fireplace, a good-sized kitchen with ample storage and garden access. The main bedroom is well-proportioned, with double doors to the rear garden, while the second bedroom also offers excellent space and natural light.

A central hallway leads to the family bathroom convenient for both bedrooms. The layout is well-thought-out, allowing for easy single-storey living.

Outside, the property benefits from a detached garage, a driveway for off-road parking, and a private rear garden ideal for relaxing or entertaining.

Located within easy reach of the beach and local amenities, this is a great opportunity to enjoy the best of coastal village life in a comfortable and low-maintenance home.

Offered with no forward chain.





## 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