







# 19 Elm Close

Bracklesham Bay, Chichester

A Two Bedroom Semi-Detached Bungalow Situated Within Walking Distance of Village Shops and the Beach.

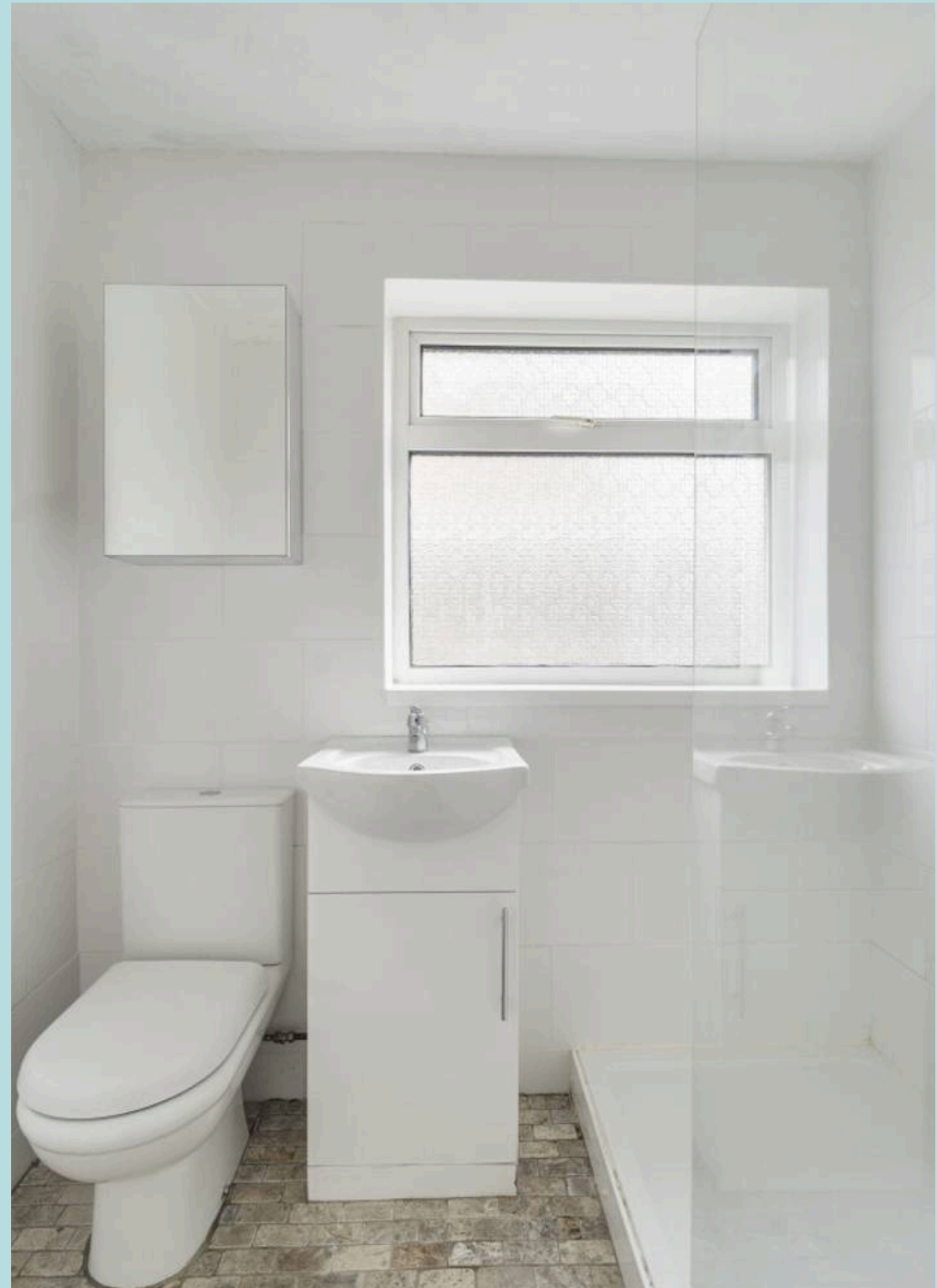
Chichester District Council Tax band: C - £2080.97 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

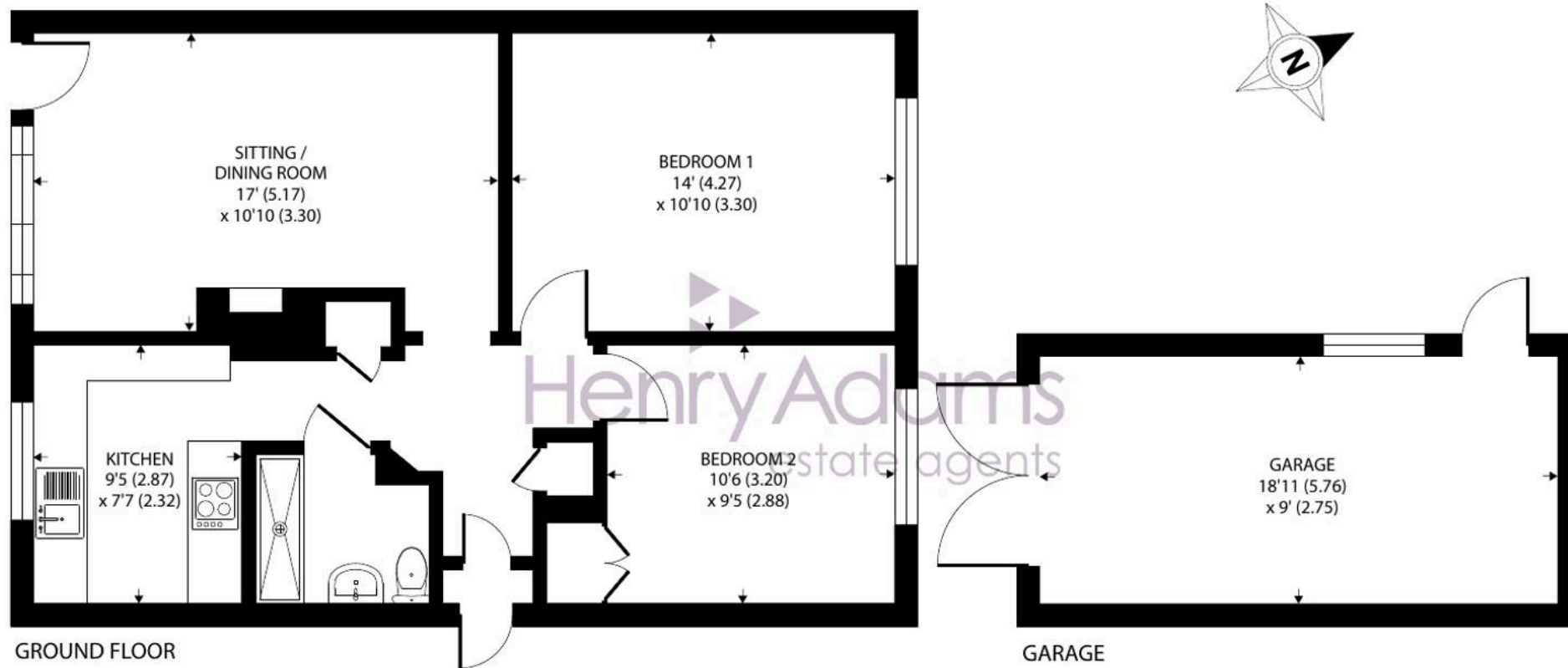
- Two Bedroom Semi-Detached Bungalow
- Sitting/Dining Room
- Recently Fitted Kitchen
- Modern Shower Room
- Garage & Off-Road Parking
- Recently Fitted Flooring
- Walking distance of Local Shops and Bus Route
- Near the Beach at Bracklesham Bay
- No Forward Chain











Approximate Area = 654 sq ft / 60.7 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 825 sq ft / 76.5 sq m

For identification only - Not to scale











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Located within walking distance of the shoreline, this delightful two-bedroom bungalow offers an opportunity to enjoy the relaxed coastal lifestyle of Bracklesham Bay. Ideal as a full-time residence, holiday home, or investment property, the home is set in a peaceful residential area yet close to local amenities and the seafront.

This well-proportioned two-bedroom bungalow offers comfortable single-level living with a practical layout and a detached garage.

The property comprises a spacious sitting/dining room, a modern recently fitted kitchen with ample worktop space and fitted units.

There are two good-sized bedrooms. The second bedroom could also serve as a home office or guest room. A centrally shower room serves both bedrooms.

Outside, the property benefits from a detached garage with power connected providing additional storage space plus driveway providing off-road parking. The low-maintenance rear garden benefits from a summerhouse, also with power connected.

This delightful home is perfect for those seeking a low-maintenance lifestyle in a convenient and peaceful location.

With Bracklesham Bay's beach, shops, cafes, and coastal walks all within easy reach, this property is perfectly positioned to enjoy everything this popular seaside village has to offer.

OFFERED WITH NO FORWARD CHAIN.





## Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721 • [eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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