

10 Elm Close

Bracklesham Bay, Chichester

Detached bungalow offering two bedrooms, three reception rooms, south facing garden, garage and ample parking. A great opportunity to update and personalise, offered with no forward chain.

- Detached bungalow
- Single level living
- Two bedrooms
- Ample reception space
- Conservatory to rear
- South facing garden
- Garage and driveway
- Parking for multiple vehicles
- Renovation potential
- No forward chain

EPC – C

Chichester District Council Tax Band D 2025/26 £2341.09

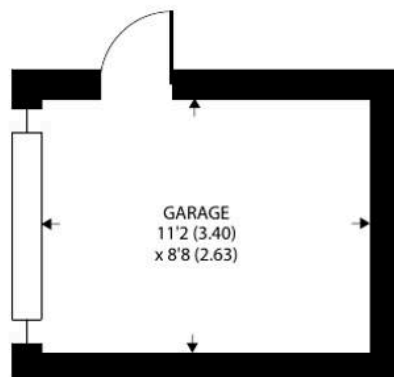
Gas fired central heating, new boiler installed 2 years ago

Mains water and drainage

Bracklesham is a popular coastal village located to the south of Chichester, offering a relaxed seaside lifestyle with a range of everyday amenities including a local convenience store, cafés, takeaways, a public house and a well regarded primary school. The neighbouring villages of East Wittering and West Wittering provide a wider selection of shops, restaurants, medical facilities and leisure services, while Bracklesham Bay and the renowned West Wittering Beach are easily accessible for coastal walks and water sports. Chichester city centre is approximately seven miles away and offers extensive shopping, cultural attractions and a mainline railway station with direct services to London Victoria.







GROUND FLOOR

Approximate Area = 986 sq ft / 91.6 sq m (excludes garage)

For identification only - Not to scale





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This detached bungalow offers a well planned single level layout and presents a good opportunity for buyers looking to update and personalise a home to their own taste. The accommodation comprises two well proportioned bedrooms, a bathroom fitted with both a walk in shower and separate bath, and two reception rooms with the addition of a conservatory providing flexible space for living, dining and entertaining. A paved driveway provides ample off road parking for multiple vehicles and leads to a garage, and the property further benefits from a boiler installed approximately two years ago.

Inside, the living room is a good sized space with a front facing window, wooden flooring and a fireplace, forming a comfortable main living area. The kitchen is fitted with a range of white units, integrated appliances and tiled flooring. Towards the rear of the property, a separate dining area provides access via sliding doors to the conservatory, creating an additional reception space with views over and access to the garden. Together, these rooms offer adaptable living accommodation to suit a range of needs. Both bedrooms are of a comfortable size and are well suited to a variety of layouts.

The rear garden is private and enclosed, with established planting and two patio areas suitable for seating and outdoor use. With its south facing orientation, the garden enjoys plenty of sunlight and a good level of privacy.



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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