





10 The Paddock

Bracklesham Bay, Chichester

Situated in the coastal village of Bracklesham Bay, this well-presented ground floor one bedroom apartment is offer with no forward chain.

Council Tax band: B - £1,820.85

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Situated in the sought-after coastal village of Bracklesham Bay, this recently refurbished and well-designed one bedroom ground floor apartment is near local shops, regular bus route to the Cathedral City of Chichester and the beach. The property is entered via a communal entrance hall and upon entering the property you are welcomed by a bright and airy open plan kitchen/sitting/dining room benefitting from doors out to a communal garden. The kitchen has essential appliances and practical workspaces. A generously sized bedroom, which is served by a modern shower room complete the apartment. Outside there is one allocated parking space and visitors' parking spaces.

Offered with NO FORWARD CHAIN.

With its fantastic location near the coast and easy access to local amenities, this charming property is a fantastic opportunity for those looking to enjoy a relaxed lifestyle by the sea.

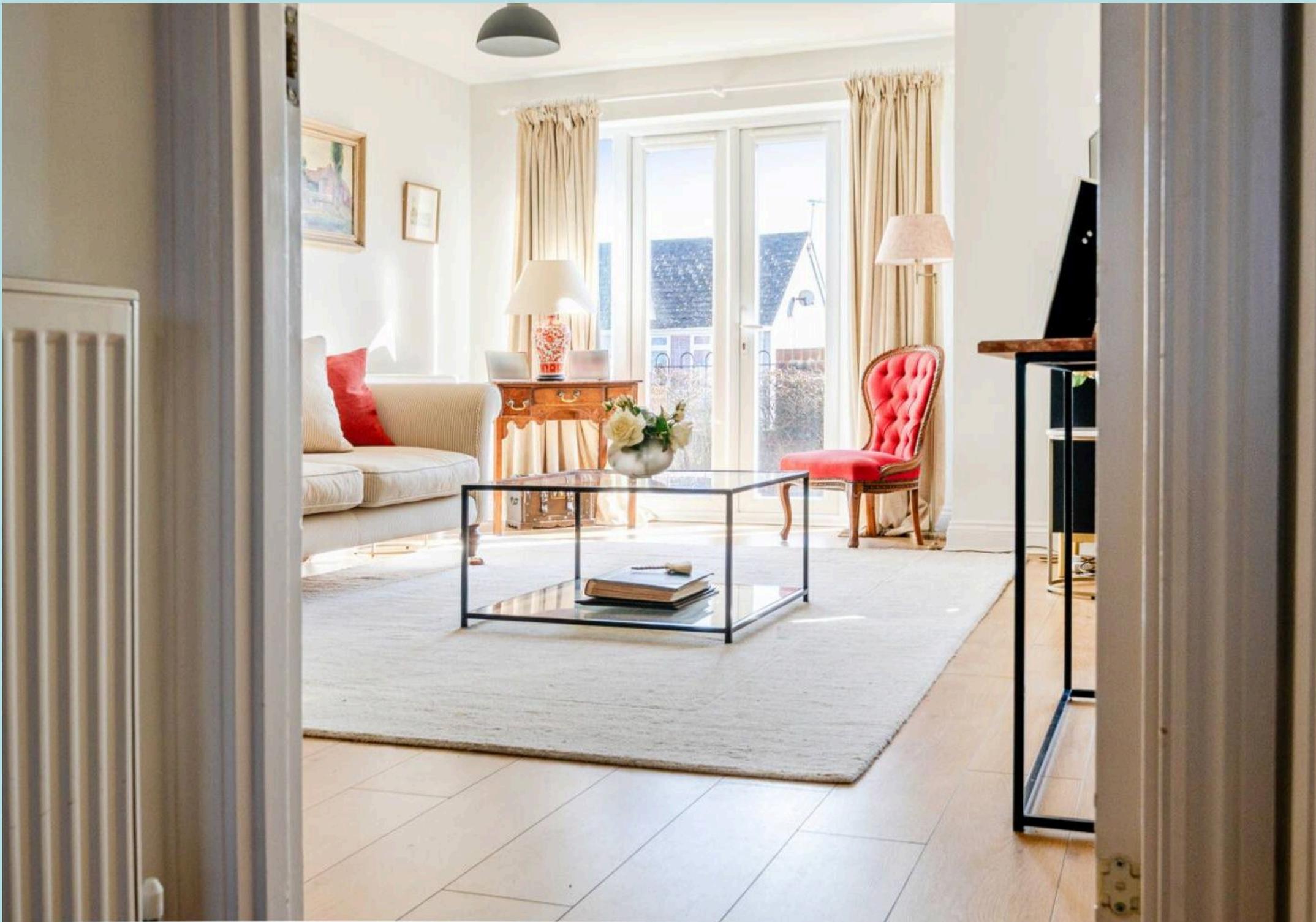
112 years remaining on the lease.

KTS Management Company

Service charge: £642 paid twice yearly (£1284 pa)

Ground rent: £75 paid twice yearly (£150 pa)







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Approximate Area = 544 sq ft / 50.5 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). © ntechcom 2025. Produced for Henry Adams. REF: 1255523





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Bracklesham Bay, Chichester

- One Bedroom
- Ground Floor Apartment
- Open Plan Kitchen/sitting/Dining Room
- Shower Room
- Allocated Parking Space and Visitors' Parking
- Walking of Village Shops and Bus Route
- Near the Beach at Bracklesham Bay
- Offered with No Forward Chain
- Recently Refurbished Throughout

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.



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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