



## 8 Marineside, Bracklesham Bay

Guide Price £490,000

# 8 Marineside

Bracklesham Bay, Chichester

Situated within a secure gated beachside development, 8 Marineside offers split-level accommodation that captures the essence of coastal living. With beautiful sea views and direct beach access, this terraced house is highly sought-after for permanent residence, holiday getaways, or investment opportunities. The intelligently designed interior features small flights of stairs connecting various areas, creating a spacious and inviting living space. Upon entering, a hall leads to a convenient shower room and a ground floor bedroom with large built-in storage space.

Ascending a short flight of stairs brings you to the first floor, where a kitchen and dining room await. The kitchen offers ample storage, and the dining area overlooks the rear garden, opening onto a raised balcony perfect for outdoor enjoyment. Another flight of stairs leads to the sitting room, featuring expansive wall-length glazing and a balcony with beautiful shoreline views. This area also includes exceptional storage. The upper floor comprises three additional bedrooms, including a spacious principal bedroom. A well-appointed family bathroom with a walk-in shower completes the accommodation.

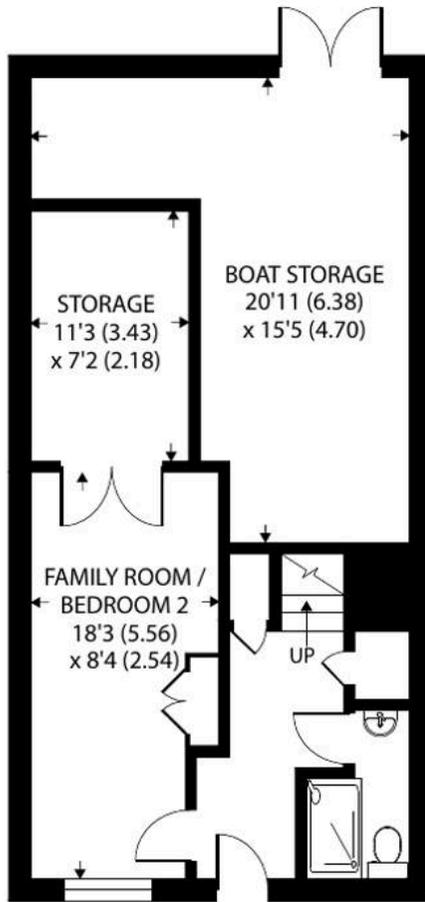
To the rear, a west facing paved garden offers low maintenance and a secure space to enjoy the sounds of the sea, underneath the balcony offers convenient storage for water sports equipment. To the front of the property a driveway for multiple vehicles provides off road parking.

Council Tax band: C - £2,080.97 - 2025/26

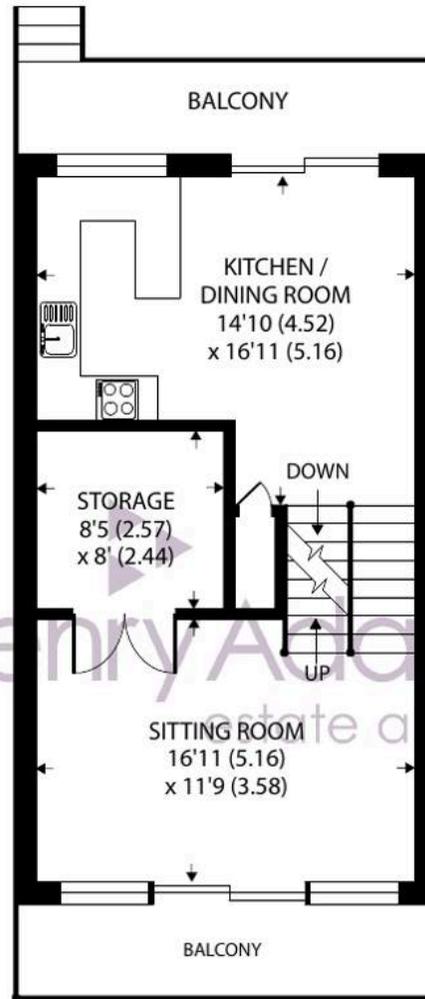
Tenure: Freehold

EPC Energy Efficiency Rating: C

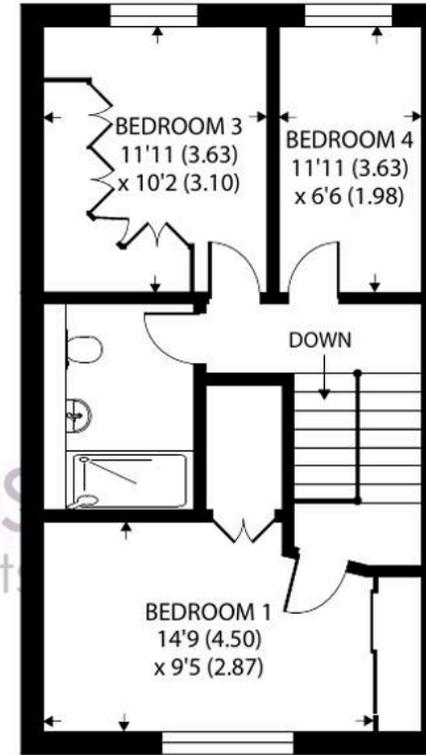




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1449 sq ft / 134.6 sq m

Outbuilding = 236 sq ft / 21.9 sq m

Total = 1685 sq ft / 156.5 sq m

For identification only - Not to scale



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