







# 10 Wilton Close

Bracklesham Bay, Chichester

10 Wilton Close is a well-presented three-bedroom detached home, ideally situated in a peaceful cul-de-sac just a short stroll from the seafront at Bracklesham Bay. The house is well maintained and has scope for modernisation throughout, allowing the next owners to put their own stamp on the interiors. A private driveway provides ample off-road parking for multiple vehicles and leads to an integral garage, which could be converted (subject to consents) to further enhance the living space if desired.

Upon entering the property, you are welcomed by a bright and spacious hallway that provides access to the principal ground floor rooms. To the front, you'll find a functional kitchen with views towards the cul-de-sac, while to the rear, a generous sitting room overlooks the garden and leads through to a separate dining room – perfect for family meals or entertaining guests. A downstairs cloakroom completes the ground floor accommodation.

Stairs from the hallway rise to a wide and airy landing, which in turn connects to three well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a family bathroom. The thoughtful layout ensures privacy and comfort for every member of the household, and the landing provides easy access to all areas of the first floor.

To the rear, the west-facing garden is mainly laid to lawn and enjoys afternoon and evening sun – ideal for relaxing, dining outdoors, or enjoying time with family and friends. A paved patio provides a sheltered spot for seating or summer barbecues, and there is potential for keen gardeners to add planting or landscaping touches.

Chichester District Council Tax Band D 2025/26 £2341.09

Tenure: Freehold

EPC Energy Efficiency Rating: C











Denotes restricted  
head height

Approximate Area = 948 sq ft / 88 sq m  
Limited Use Area(s) = 15 sq ft / 1.3 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1111 sq ft / 103 sq m

For identification only - Not to scale

# 10 Wilton Close

## Bracklesham Bay, Chichester

- Detached House in a Cul-de-sac Location
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- En-suite and Family Bathroom
- Integral Garage and Ample Parking
- West-facing Rear Garden
- Short Distance to the Beach at Bracklesham Bay and Local Amenities
- No Forward Chain

Situated along the stunning coastline of West Sussex, Bracklesham Bay is a charming seaside village renowned for its unspoilt beach, panoramic sea views, and relaxed coastal lifestyle. The bay is popular with surfers, paddleboarders and fossil hunters alike, offering long stretches of pebbly beach and shallow waters that are perfect for families.

Just a short stroll or cycle to the east lies East Wittering, a vibrant village with a fantastic selection of independent shops, cafes, restaurants and everyday essentials including a doctor's surgery, dentist and well-regarded primary school. Its friendly, year-round community makes it a desirable location for both full-time residents and holiday homeowners.

To the west, West Wittering offers an iconic Blue Flag beach framed by rolling sand dunes and wide open skies – one of the most picturesque spots on the South Coast. The surrounding countryside and nearby Chichester Harbour Area of Outstanding Natural Beauty provide endless opportunities for scenic walks, birdwatching and sailing.











## 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