





16 Armada Court East Bracklesham Drive

Bracklesham Bay, Chichester

16 Armada Court is a beautifully presented two-bedroom semi-detached home, located within an exclusive, small-scale development just off a private seafront road in Bracklesham Bay. Set on the land side, the property is arranged over two floors and offers stylish, well-considered accommodation throughout.

The ground floor features an open plan layout, finished with elegant porcelain tiles and complemented by a feature log burner and half-height panelling in the living area. The kitchen is fitted with shaker-style units in a soft duck-egg tone, complete with both electric and gas hobs, two ovens, and a breakfast bar offering ample storage. A useful utility room sits just off the kitchen, housing laundry appliances and providing practical access from the front to the rear of the property.

Also on the ground floor is a double bedroom, enhanced by a quality prefab extension, making it an ideal dressing room or study. French doors open directly onto the rear garden, and a modern wet room, fitted with an Aqualisa shower and sleek tiling, serves this bedroom and guests.

Upstairs, the spacious principal bedroom enjoys views of the sea through Velux windows. This room is complemented by a generous en suite bathroom featuring a timeless roll top bath, his and hers sinks, and a walk-in wardrobe.

Outside, the rear garden is designed for low maintenance and excellent privacy, with a secondary decking seating space enclosed by a charming picket fence and bordered by flowerbeds. A private pathway leads directly to the beach, making the most of the coastal setting. To the rear, a garage with power supply provides additional storage, while an allocated parking space is conveniently located to the side of the property.

The property is sold with a share of the freehold and benefits from a 199-year lease.

Ground Rent: £100pa

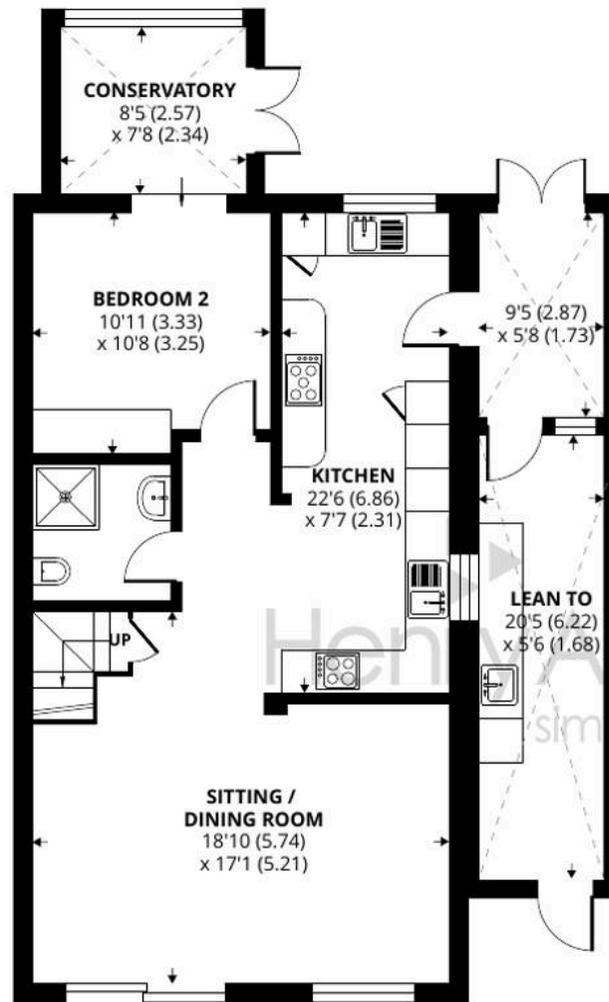
Service Charge: £514.30 per quarter







Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1063 sq ft / 98.7 sq m (excludes lean to)
Limited Use Area(s) = 153 sq ft / 14.2 sq m
Total = 1216 sq ft / 113 sq m

For identification only - Not to scale







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Chichester District Council Tax band: D 2025/26 £2341.09

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Exclusive Private Development
- Stylish Open Plan Living
- Feature Log Burner
- Shaker Style Kitchen
- Ground Floor Bedroom and Wetroom
- Principal Bedroom with En suite and Walk in Wardrobe
- Sea Glimpses
- Low Maintenance Garden
- Garage with Electrics and Allocated Parking
- No Forward Chain

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. The Beach 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.



Henry Adams – East Wittering

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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