









## 48 Mere Close

Bracklesham Bay, Chichester

A well-presented detached four-bedroom house offering good-sized flexible accommodation.

Council Tax band: E

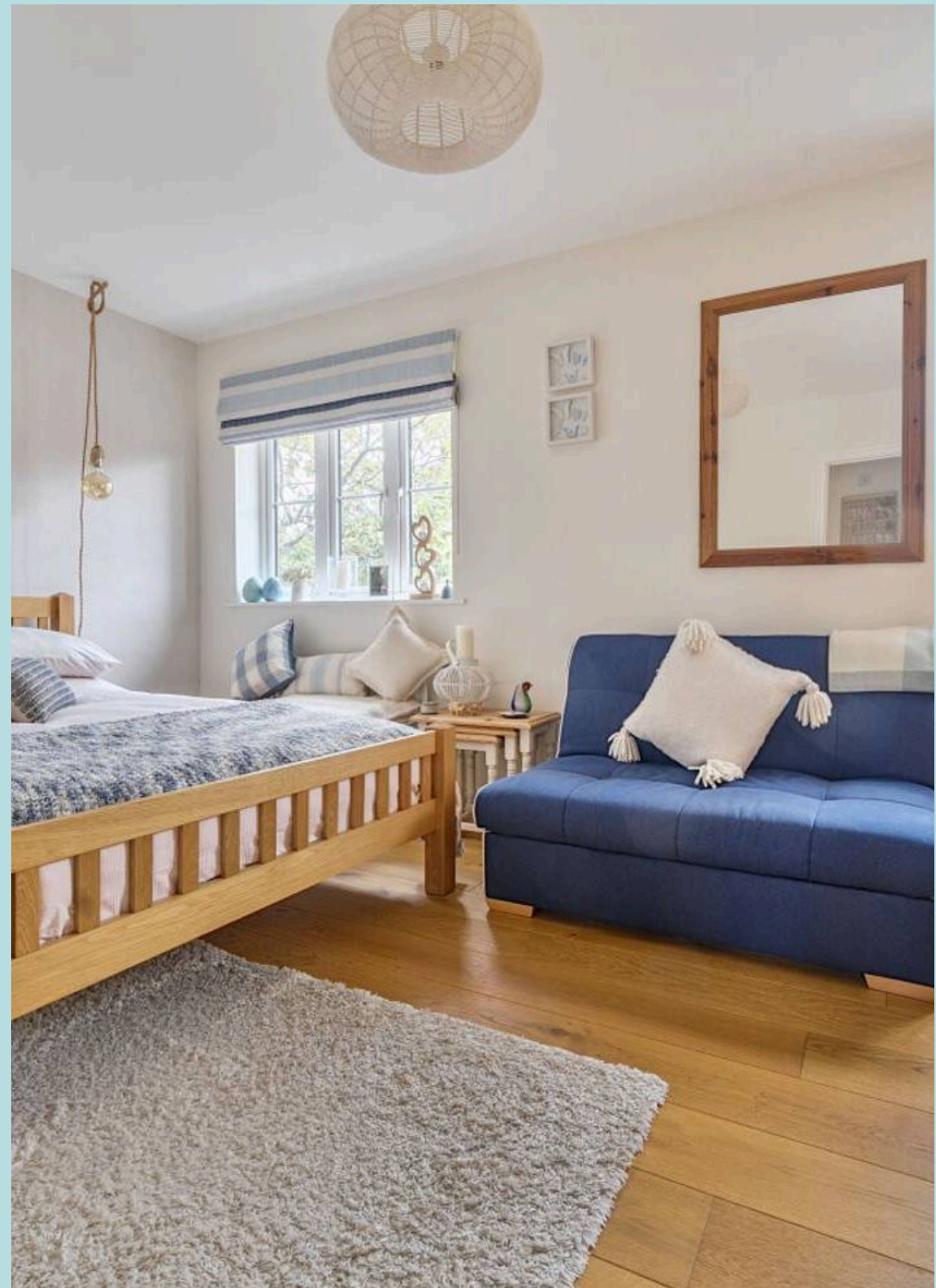
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Four Bedroom Detached House
- Kitchen/Breakfast Room
- Sitting Room/Dining Room
- Conservatory
- En Suite shower Room
- Downstairs Cloakroom
- Landscaped Rear Garden
- Double Garage & Off-Road Parking
- Cul-de-Sac Location

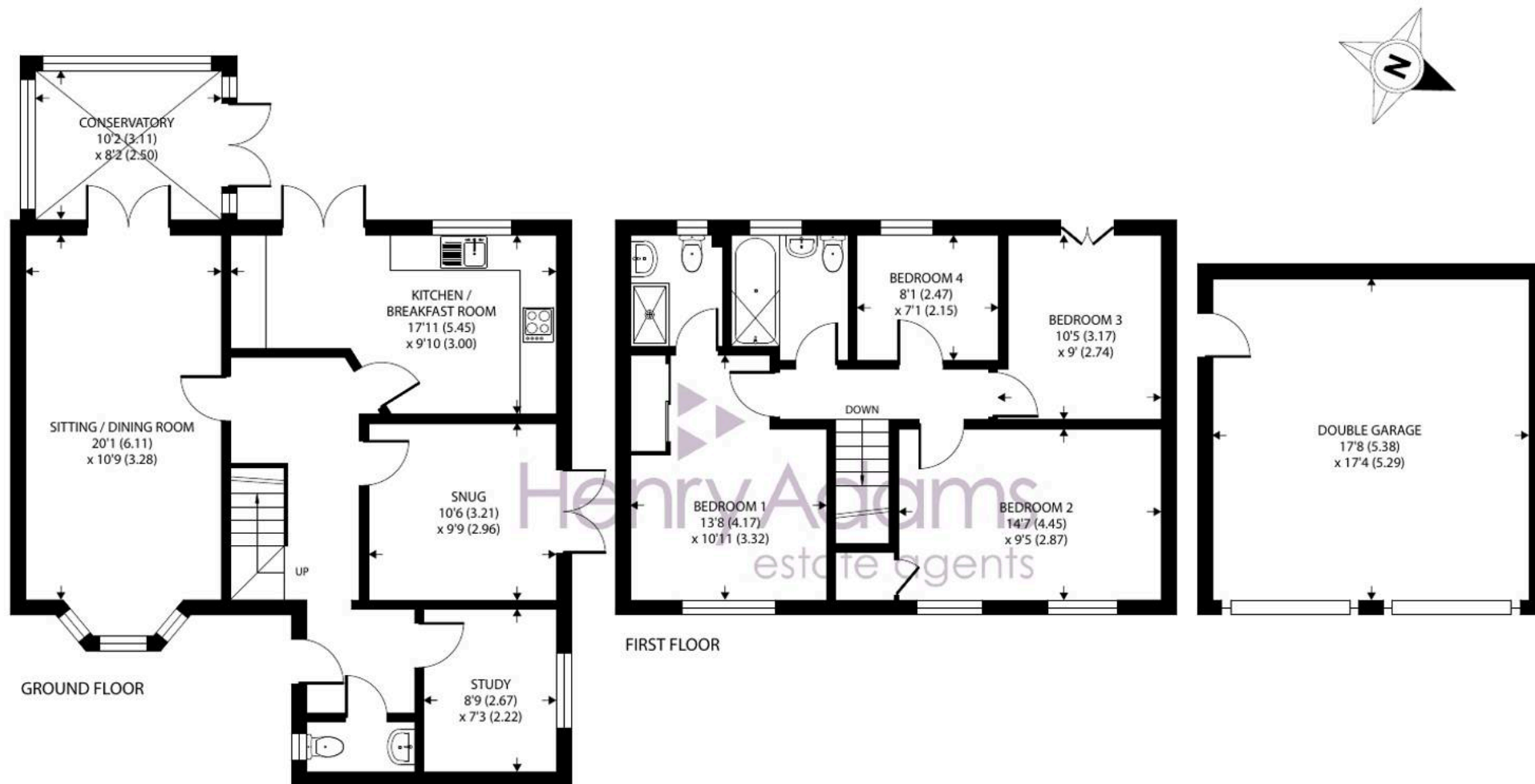
Bracklesham Bay is a popular seaside village on the West Sussex coast, offering a range of shops and local bus route. The beach is within walking distance and is ideal for swimming, paddleboarding and surfing. Nearby Chichester Harbour is a designated Area of Outstanding Natural Beauty, perfect for sailing and coastal walks. Just seven miles away, Chichester city centre offers extensive shopping and rail links to London, making Bracklesham Bay a well-connected yet peaceful place to live or invest.











## 48 Mere Close, Bracklesham Bay, Chichester, PO20 8AG

Approximate Area = 1399 sq ft / 129.9 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1705 sq ft / 158.3 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). © nichecom 2025. Produced for Henry Adams. REF: 1359622









## 48 Mere Close

### Bracklesham Bay, Chichester

A spacious and versatile four-bedroom detached family home situated in a quiet cul-de-sac in the sought-after coastal village of Bracklesham Bay. Just a short walk from the beach, this well-presented property offers generous living accommodation, a beautiful private rear garden, and a detached double garage.

The welcoming entrance hall with feature staircase leads into a generous sitting/dining room with bay window and French doors opening into a bright conservatory overlooking the garden. The heart of the home is the spacious kitchen/breakfast room, well-equipped for family dining and everyday living.

A cosy snug and study offer flexible spaces for home working, hobbies, or a playroom. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining three bedrooms share a modern family bathroom. Bedrooms two and three are generous doubles, and Bedroom four makes an ideal nursery or dressing room. Bedroom three has a Juliet balcony.

To the rear, a private well-established garden with fish pond provides space for outdoor dining or relaxation. To the front, a driveway offers ample parking and access to the detached double garage.

Situated in a peaceful residential location, Mere Close is within easy reach of the beach, local shops, and amenities of Bracklesham Bay. The cathedral city of Chichester is a short drive away, offering a wider range of shopping and leisure. Excellent road and rail links make this a great base for commuters or those seeking a coastal lifestyle.





## 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