





9 Pond Road

Bracklesham Bay, Chichester

A three-bedroom detached bungalow close to Bracklesham Bay village centre and the beach.

Council Tax band: E - £2,861.33 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: D

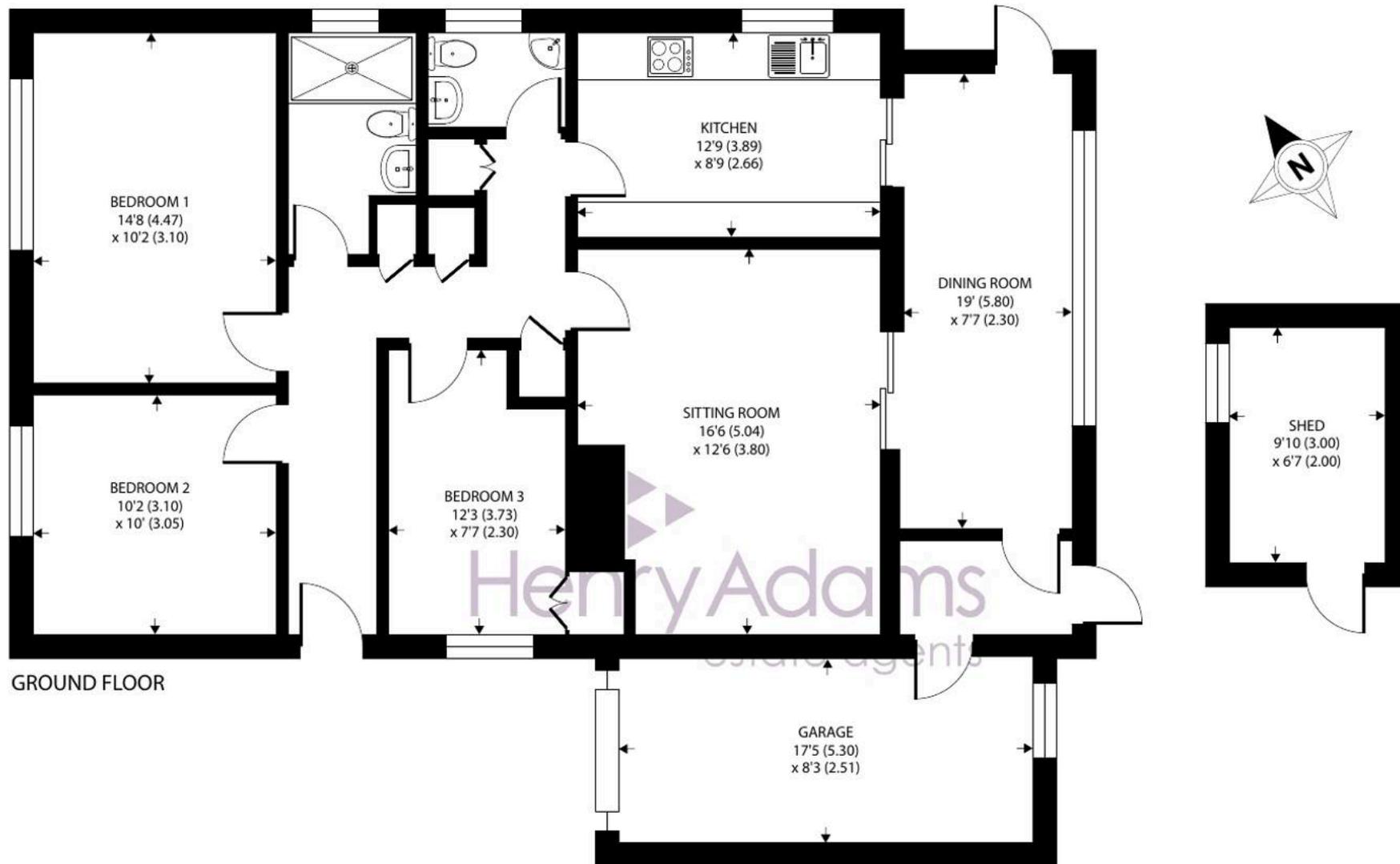
EPC Environmental Impact Rating: D

- Three bedroom detached bungalow
- Sitting/dining room
- Conservatory
- Cloakroom
- Shower room
- Low-maintenance rear garden
- Garage & driveway
- Close to Bracklesham Bay village centre
- Walking distance of the beach

Bracklesham is a popular coastal village located to the south of Chichester, offering a relaxed seaside lifestyle with a range of everyday amenities including a local convenience store, cafés, takeaways, a public house and a well regarded primary school. The neighbouring villages of East Wittering and West Wittering provide a wider selection of shops, restaurants, medical facilities and leisure services, while Bracklesham Bay and the renowned West Wittering Beach are easily accessible for coastal walks and water sports. Chichester city centre is approximately seven miles away and offers extensive shopping, cultural attractions and a mainline railway station with direct services to London Victoria







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Approximate Area = 1084 sq ft / 100.7 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1292 sq ft / 119.9 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). © natchecom 2026. Produced for Henry Adams. REF: 1419670





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Bracklesham Bay, Chichester

Situated in the desirable coastal area of Bracklesham Bay, this well-proportioned three-bedroom detached bungalow offers versatile living space and garage.

The property opens into a central hallway providing access to all principal rooms. The bright sitting/dining room offers generous space and a conservatory across the rear of the property provides additional seating or dining area.

The kitchen is well-sized with plenty of worktop space and room for appliances. The home offers three bedrooms, including a spacious principal bedroom and two further bedrooms that could also serve as guest accommodation or a home/office.

A family bathroom and additional cloakroom are conveniently located off the hallway. The layout ensures good separation between living and sleeping areas.

With approximately 1,084 sq ft of internal accommodation, plus garage, this bungalow presents an excellent opportunity for buyers seeking comfortable single-level living in a sought-after seaside location close to local amenities and the beach.



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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.