



**Iona Pond Road, Bracklesham Bay**

Guide Price **£750,000**

  
**Henry Adams**  
estate agents



## Iona Pond Road

Bracklesham Bay, Chichester

Located close to the seafront in Bracklesham Bay, this beautifully presented extended bungalow sits on a good-sized plot.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four-bedroom extended detached bungalow
- Recently renovated throughout
- Large open-plan entertaining space with sliding doors and roof light and original open fireplace
- Main bedroom has French doors to garden
- Jack and Jill bathroom & shower room
- Garage with power connected
- Well-maintained secluded rear garden
- Currently a successful holiday let with over 100 glowing reviews
- Quiet road with little through traffic

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. Cafes 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.

## Iona Pond Road

Bracklesham Bay, Chichester

Situated on a good-sized plot, this is an exceptional opportunity to acquire a beautifully presented bungalow in the coastal village of Bracklesham Bay. The property is currently a fully operational short-term rental property offering strong income potential and finished to an impressive standard throughout. This attractive home features a bright and well-appointed open-plan kitchen/dining/sitting room, thoughtfully designed to create a welcoming and relaxing environment. The contemporary kitchen is fully equipped with modern appliances and ample storage.

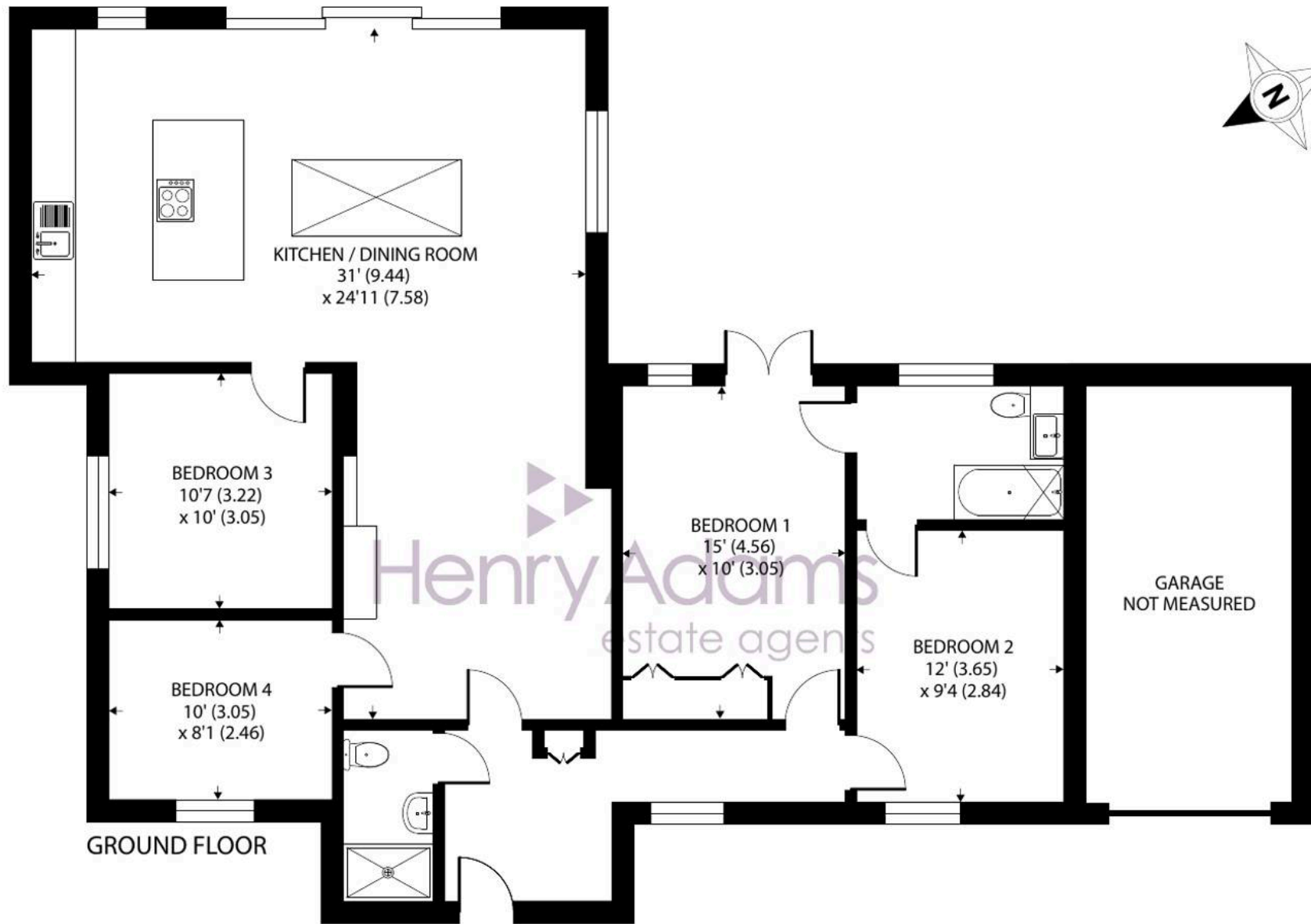
The property offers four generously sized bedrooms, with a modern Jack and Jill bathroom plus separate shower room. All finished with high-quality fixtures. Natural light flows throughout, enhancing the sense of space and style.

Outside, there is a well-maintained garden with patio area, side access, garage and off-road parking to the front.

Conveniently located within easy reach of local amenities, the beach and transport links.







## Pond Road, Bracklesham Bay, Chichester

Approximate Area = 1248 sq ft / 115.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1439712











## 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 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.