





1 Charlie Drive

Bracklesham Bay, Chichester

A well-presented three bedroom detached house situated close to local amenities and the beach at Bracklesham Bay.

Council Tax band: D - £2,341.09 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: B

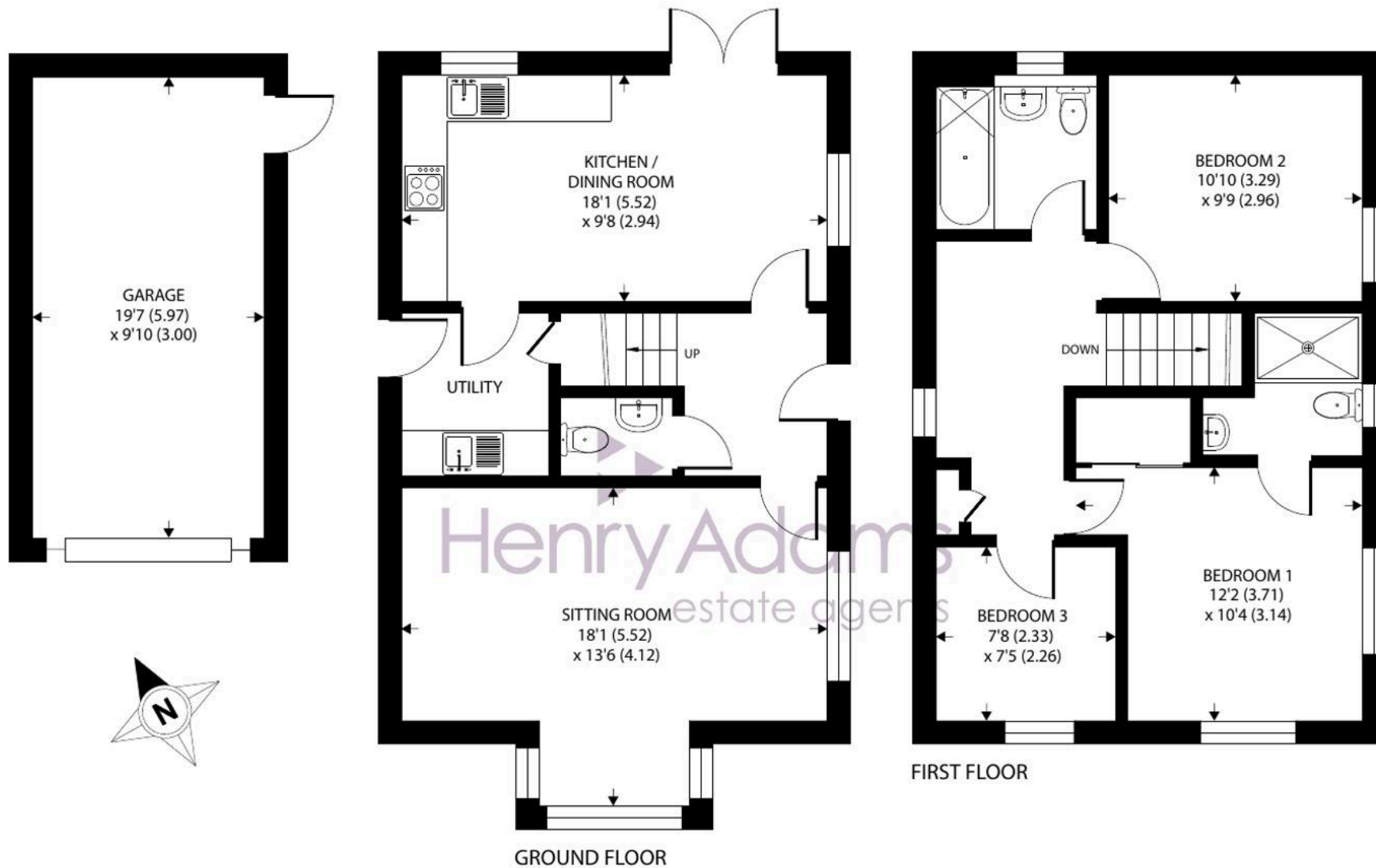
EPC Environmental Impact Rating: B

- Three bedroom detached house
- Cloakroom
- En suite shower room
- Kitchen/dining
- Sitting room
- Garage & parking with EV charging point
- Close to Bracklesham Bay village centre and the beach
- The property benefits from the remainder of a 10-year NHBC warranty
- No forward chain

Charlie Drive is situated in Bracklesham Bay, just a short walk from the beach. The nearby village of East Wittering offers a good range of shops, cafés, a health centre and other everyday amenities, with Chichester about 7 miles away for more extensive facilities. Regular bus services connect the Witterings with Chichester, where there is a mainline station with routes along the south coast and to London.



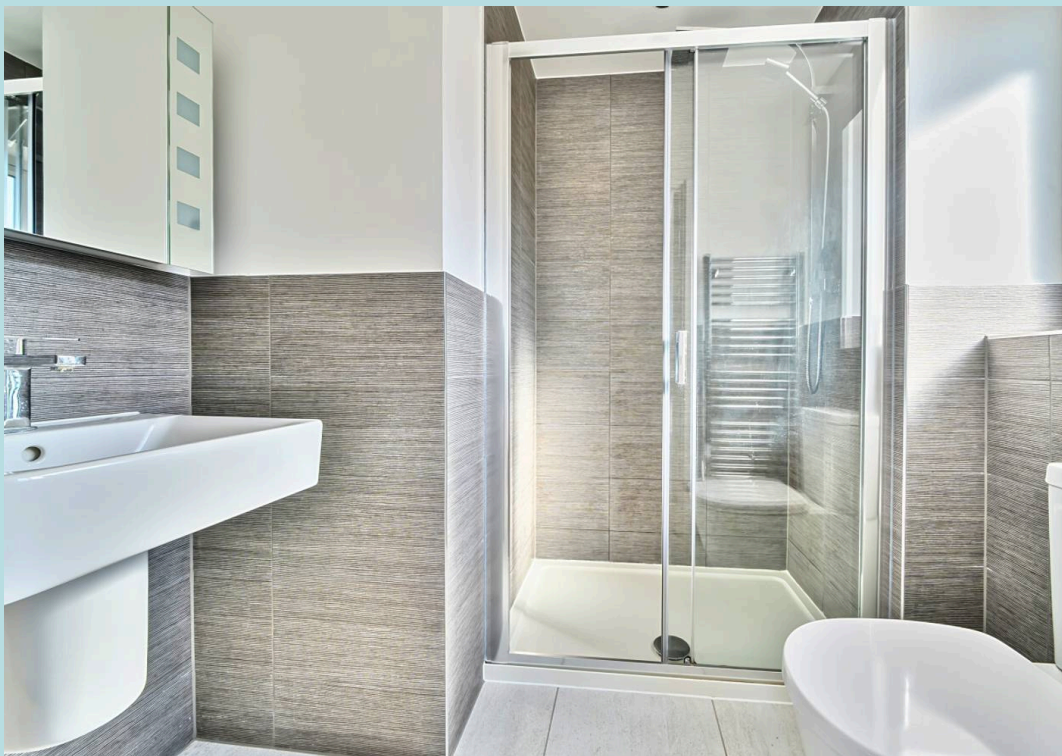




Approximate Area = 1020 sq ft / 94.7 sq m
 Outbuilding = 193 sq ft / 17.9 sq m
 Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale







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Situated close to the beach at Bracklesham Bay, this modern three-bedroom home was completed in July 2023 and offers well-arranged accommodation suited to everyday family living.

On the ground floor, the entrance hall leads through to a spacious sitting room. To the rear, there is a generous open-plan kitchen and dining area, providing a bright and practical space for day-to-day use and entertaining. A separate utility room and downstairs WC add further convenience. Ceramic tiled flooring has been fitted to the entrance hall, kitchen, utility room and both bathrooms, giving a smart and durable finish.

Upstairs, there are three bedrooms, including a good-sized main bedroom and a second double. The third bedroom could equally be used as a nursery, guest room or home office. A family bathroom completes the first-floor accommodation.

Outside, the property benefits from driveway parking for two cars and a detached garage. The loft space within the garage has been converted to provide additional storage.

Overall, this is a straightforward, well-presented home in a popular coastal location, within easy reach of the beach at Bracklesham Bay



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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.