





34 Shalbourne Crescent

Bracklesham Bay, Chichester

A well presented three-bedroom semi-detached set on a generous corner plot, the property enjoys a sunny south south-east-facing wraparound garden, detached garage, and ample driveway parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

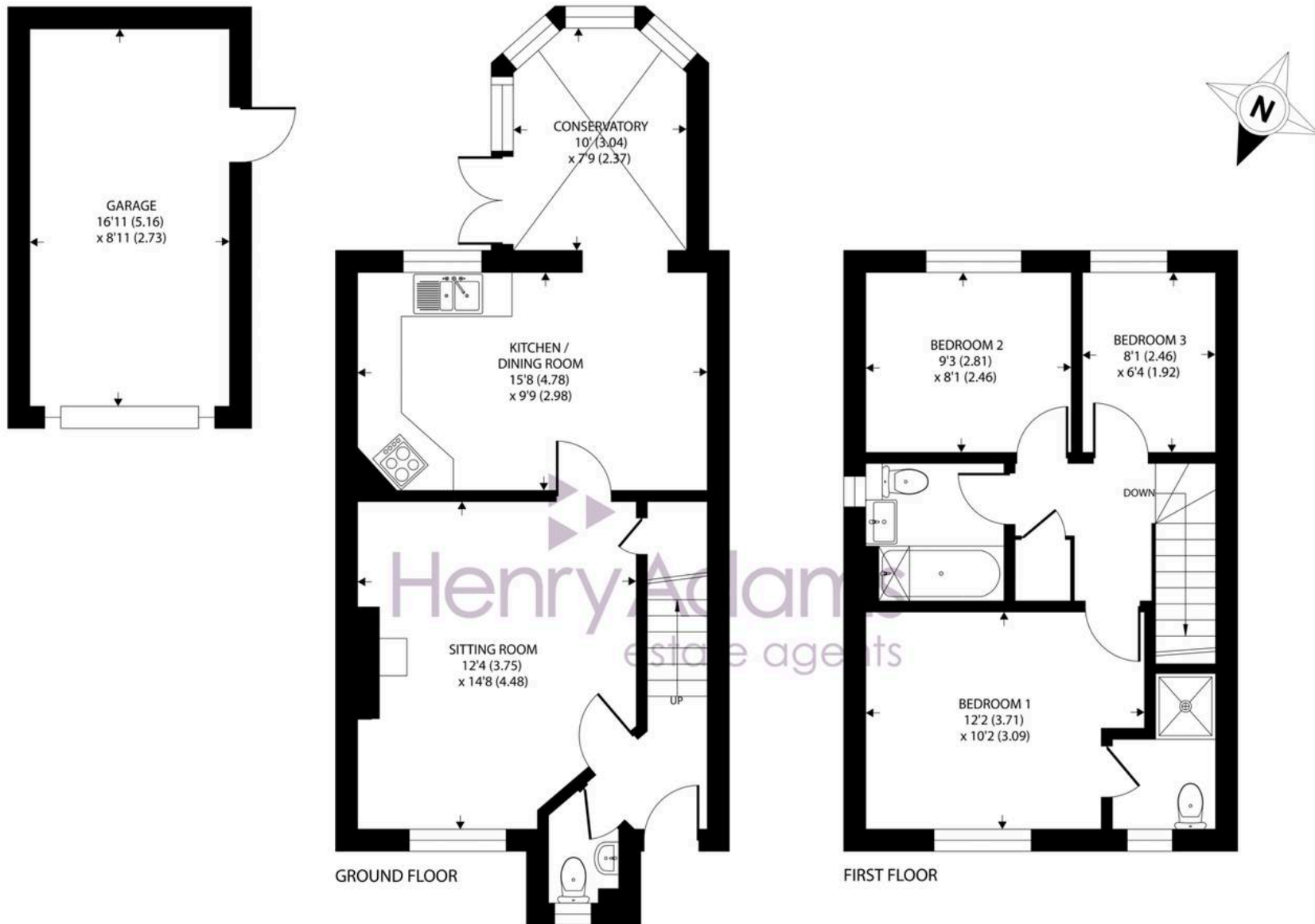
EPC Environmental Impact Rating: E

- NO FORWARD CHAIN
- South South- East Facing Garden
- Detached garage with side door, power and light
- Generous corner plot with wraparound garden
- Spacious lounge with large log burner
- Principal bedroom with en-suite shower room
- Kitchen/diner with shaker-style units and garden outlook
- Short walk to the beach
- Loft with ladder, partially boarded and light

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. There is a range of 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 MotorCircuit are some 3 miles beyond Chichester.







Shalbourne Crescent, Bracklesham Bay, Chichester

Approximate Area = 873 sq ft / 81.1 sq m

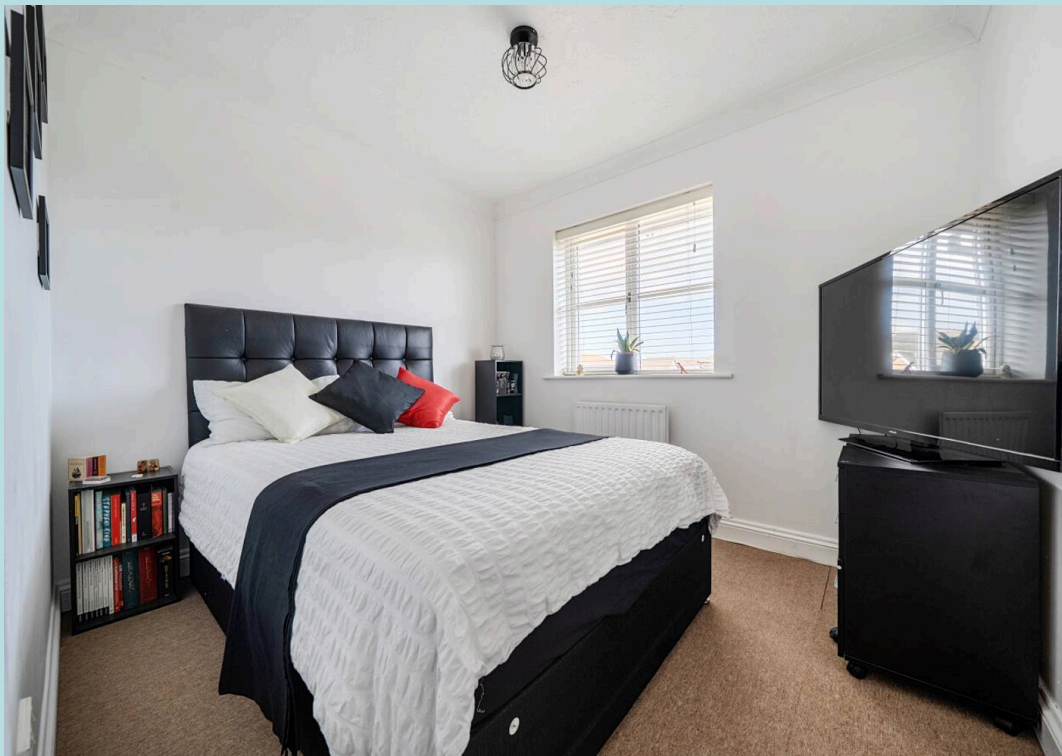
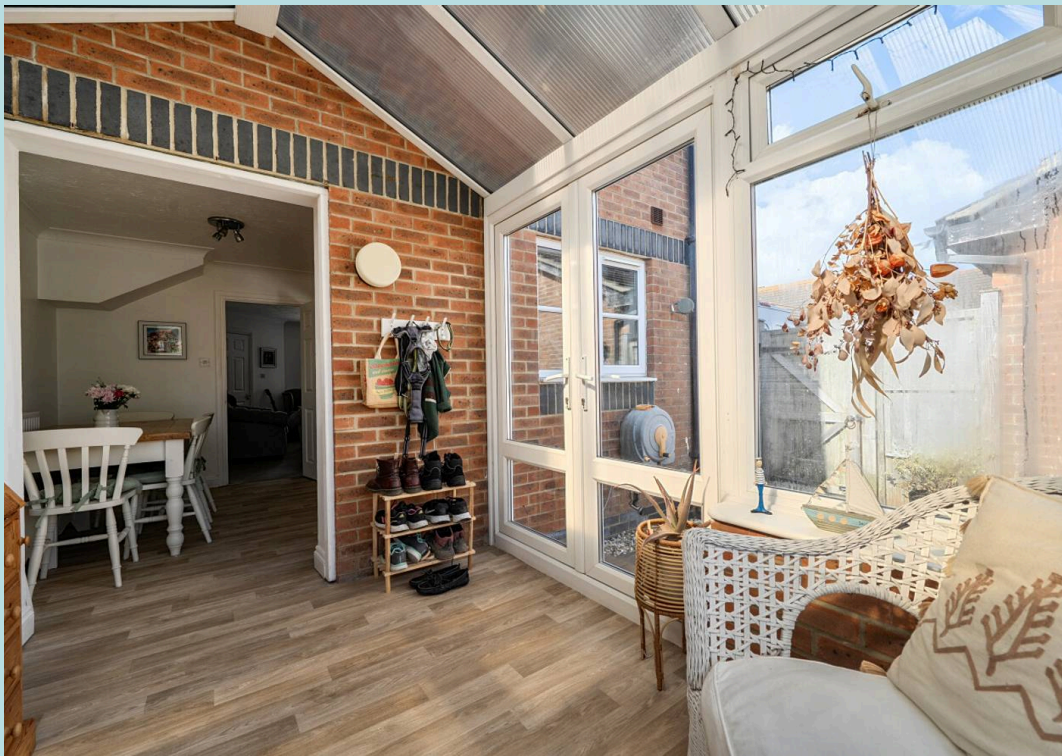
Garage = 152 sq ft / 14.1 sq m

Total = 1025 sq ft / 95.2 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). © nitchecom 2026.
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34 Shalbourne Crescent

Bracklesham Bay, Chichester

Nestled in the heart of sought-after Bracklesham Bay, just moments from the beach, 34 Shalbourne Crescent is a beautifully positioned three-bedroom semi-detached home offering generous living space, a wraparound south south-east-facing garden, and excellent parking plus a detached garage, offered with no forward chain.

Occupying a desirable corner plot in a peaceful residential setting, the property benefits from a detached garage, driveway parking for multiple vehicles, and attractive outdoor space ideal for enjoying the coastal lifestyle.

Upon entering, you are welcomed by a bright entrance hall with a convenient downstairs WC featuring a window for natural light and ventilation. The lounge offers a warm and inviting atmosphere, complete with a large log burner and useful understairs storage cupboard.

To the rear of the property is a spacious kitchen/diner fitted with a range of shaker-style cabinets, ample worktop space, and planned appliance areas for white goods. The sink overlooks the garden, creating a pleasant outlook while cooking and entertaining. A conservatory provides additional reception space and features French doors opening directly onto the sunny south south-east-facing garden.

Upstairs, the property offers three well-proportioned bedrooms, an airing cupboard, and a family bathroom fitted with a bath. The principal bedroom further benefits from its own shower en-suite.

Combining practical family living with a fantastic seaside location, this charming home is ideal as a permanent residence, coastal retreat, or investment opportunity.



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

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.