





# Crispins Pond Road

Bracklesham Bay, Chichester

A three-bedroom chalet bungalow close to the beach at Bracklesham Bay.

Council Tax band: E

Tenure: Freehold

- NO FORWARD CHAIN
- WEST FACING GARDEN
- Large Garage
- Sunny lounge diner with South & West facing windows
- Downstairs W/C
- Large side access
- En-Suite shower room
- Short Walk to 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

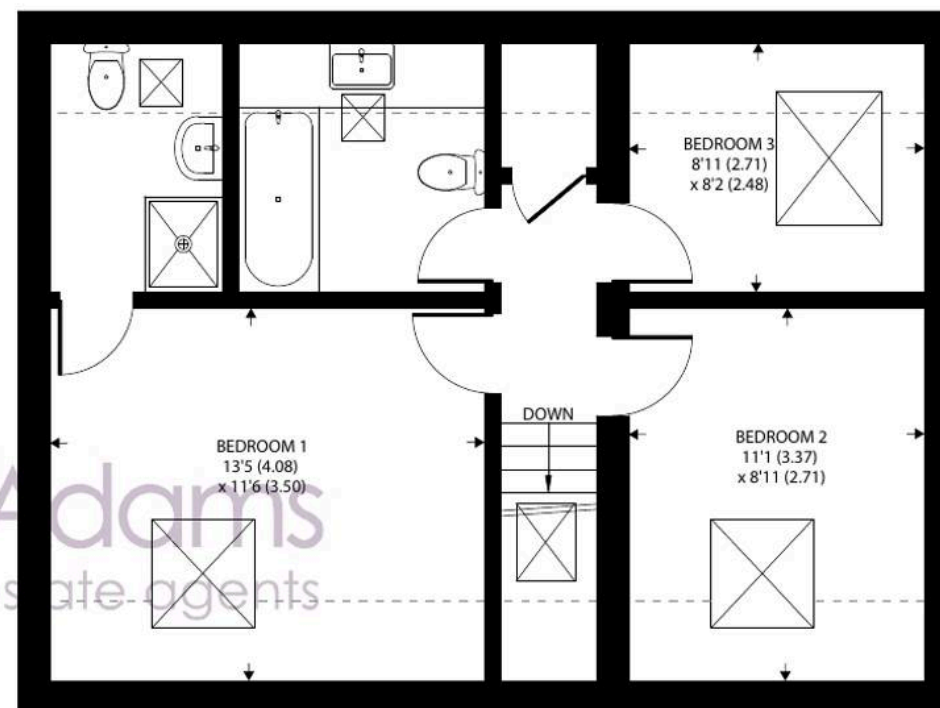
Victoria







GROUND FLOOR



FIRST FLOOR

Approximate Area = 880 sq ft / 81.7 sq m  
Limited Use Area(s) = 116 sq ft / 10.7 sq m  
Garage = 253 sq ft / 23.5 sq m  
Total = 1249 sq ft / 115.9 sq m

For identification only - Not to scale







## Crispins Pond Road

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Henry Adams is pleased to bring to the market this detached three-bedroom home situated just a short walk from the beautiful Bracklesham Bay beach.

The property offers practical accommodation throughout, including a bright lounge-diner overlooking the sunny west-facing rear garden, perfect for entertaining and family living. The kitchen is positioned at the front of the property and benefits from convenient side access and a rear door leading directly into the garden.

Upstairs, the principal bedroom features a shower en-suite, while the remaining two bedrooms are served by a family bathroom.

Externally, the home enjoys a large front garden, excellent side access, an integral large garage, and a private west-facing rear garden ideal for enjoying afternoon and evening sun.



## 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.