







21 Wilton Close

Bracklesham Bay, Chichester

Situated near the Bracklesham beach, is this well presented 4/5 bedroom detached house positioned at the end of a cul-de-sac.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

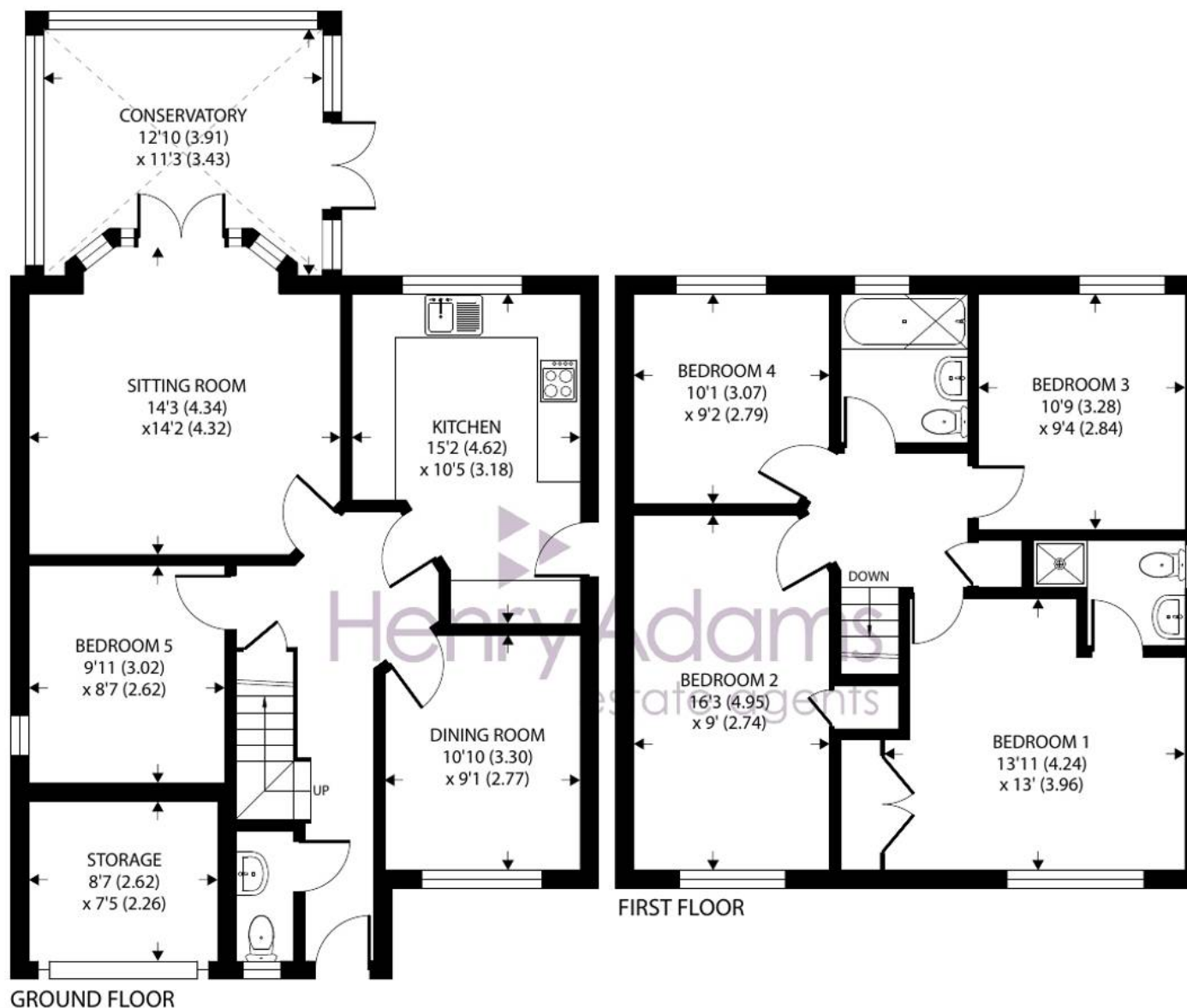
- No Forward Chain
- Four Double Bedrooms
- Fifth Bedroom / Study
- Downstairs Cloakroom
- En Suite to Principal Bedroom
- Sitting Room & Dining Room
- Conservatory
- Store and Extended Driveway
- Cul-de-sac Location

Location Summary

Located in Bracklesham Bay, this property is well placed to enjoy the wider area and its coastal surroundings. A short drive away, you will find a selection of local amenities and in nearby villages, including cafés, convenience stores, and independent eateries. Excellent bus links also provide easy access to Chichester and the surrounding coastal villages.

The beautiful Bracklesham Bay beach is also within walking distance of the property, making it ideal for seaside walks, swimming, surfing, and watersports, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.





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Approximate Area = 1487 sq ft / 138.1 sq m

Storage = 64 sq ft / 5.9 sq m

Total = 1551 sq ft / 144 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1109554





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21 Wilton Close presents a spacious 4/5 bedroom detached house tailored perfectly for modern family living. Situated in the sought-after seaside village of Bracklesham Bay, the property offers a practical layout with comfort in mind.

Upon entry, a welcoming hallway leads to a generously sized family space, a well-equipped kitchen with ample storage, a separate dining room, and a lounge flowing into a conservatory, flooding the downstairs with natural light. The converted garage serves as a versatile fifth bedroom or study, with part retained for storage.

Upstairs, four double bedrooms provide ample accommodation, with the principal bedroom featuring an en-suite shower room and built-in wardrobes. The family bathroom caters to the remaining bedrooms.

Outside, a south-east facing garden with a lawn and patio area is perfect for enjoying sunny days. An extended driveway accommodates multiple vehicles, complemented by external store access and side entry to the rear garden, enhancing practicality.



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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.