



Seaward

West Bracklesham Drive, Bracklesham Bay, Chichester, West Sussex, PO20 8PH

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A superbly presented individually designed beachfront property with panoramic views of the sea, direct access to the beach, balcony and double garage.

- Open Plan Living/Dining/Kitchen area
- Study Area
- Principal Bedroom with en-suite Shower Room
- 2 Further Bedrooms with en-suite Shower Rooms
- Family Bathroom, Utility Room
- Double Garage, Plant Room
- Low maintenance
- Sea views from all main rooms
- Direct Beach Access
- Parking for a number of vehicles

THE PROPERTY

Seaward is a stunning, contemporary beachfront home set along one of the most sought after parts of the Sussex coast. Offering extremely flexible accommodation, the property could suit a variety of needs including a family or holiday home. Designed by the current owners with a view to creating cost efficiency by implementing an extensive eco-friendly and energy saving system, triple glazed, self-cleaning, powder coated aluminium windows and doors. Further thought has been taken throughout the property including a variety of features such as electric storm shutters to all seafront windows and doors and underfloor heating throughout.

On entering the property, the light spacious hallway provides built in cupboards and a seating area. This leads to two double bedrooms with high spec en-suite shower rooms, both rooms have double cupboards, electric shutters and access out onto the terrace and then





to the beach. Other rooms accessed from the hallway include a utility room which provides two large built in cupboards, work surface and under counter cupboards, double drainer sink and space for washing machine, tumble dryer and additional fridge/freezers, a family bathroom with walk in double shower and a door leading to the rear garden. To complete the ground floor there is an integral double garage, which then leads through to the plant room with extensive energy saving systems, such as a Glow worm mechanical ventilation heat recovery system and Resol solar pump station.

To the first floor there is a substantial open plan living space providing separate living, dining and breakfast areas. The sitting room leads out to a decked balcony through a tilt and slide patio door with wonderful views out to sea. The open plan living area creates a bright living space enhanced by the skylight with remote control blind. The kitchen area features a range of modern and stylish units with induction hob and extractor hood above, integrated oven, combination microwave, steam oven and large integrated fridge and dishwasher, which are all Siemens appliances. Other features include boiling water tap, integrated larder cupboard and heat alarm. The peninsular Corian work top provides a natural divide of the room to create a dining area just beyond. The principal bedroom suite includes three double built in wardrobes, one single wardrobe and a large en-suite shower room. The first floor also comprises a study area with cat 6 cabling and cloakroom.

The property is approached by a block paving driveway, coated with Resiblock sealant. This leads to the double garage and front door. There is access via a gate to the side of the property which leads to an easily maintainable garden with an artificial lawn surrounded by shingle filled gabions. At the end of the garden there are steps leading to a private beach area with the beach and sea beyond.



THE LOCAL AREA

Located between West Wittering and Selsey, Bracklesham Bay has a pebble and sandy beach and a few nearby shops and restaurants. A regular bus service runs every day to nearby East Wittering, West Wittering and Chichester. More comprehensive facilities, including local shops and supermarkets, banks, library and health centre, are found at East Wittering, about a mile to the west.



The historic cathedral city of Chichester is just under 8 miles to the north and offers comprehensive shopping facilities and a choice of social and recreational activities. This is an area renowned for its variety of sporting activities which include motoring events, horseracing, golf and flying at Goodwood, with sailing off the coast and on Chichester Harbour. The Blue Flag sandy beach at West Wittering is about 3 miles to the west and is considered as one of the best beaches along the south coast.

Further places of interest in the local area include Fishbourne Roman Palace, West Dean College and Gardens, Singleton's Weald and Downland Open Air Museum, Arundel's Wildfowl and Wetlands Trust, Amberley Museum & Heritage Centre, the Historic Dockyard at Portsmouth, Arundel Castle, and Petworth House.

COMMUNICATIONS

Chichester has a mainline station with train service to London Waterloo via Havant (80 mins) to London Victoria (95 mins) via Gatwick Airport and along the South Coast. The A3(M) motorway is about 17 miles and connects the South Coast with the M25 & London. Southampton Airport is about 34 miles and the port of Portsmouth, about 24 miles, provides access to the Isle of Wight, the Channel Islands and to Continental Europe.

LOCAL AUTHORITIES

Chichester District Council
01243 785166

West Sussex County Council
01243 777100

Council Tax Band G

ENERGY EFFICIENCY RATING

Currently Band B

SERVICES

Mains gas, electricity, water and drainage.
(services not tested)



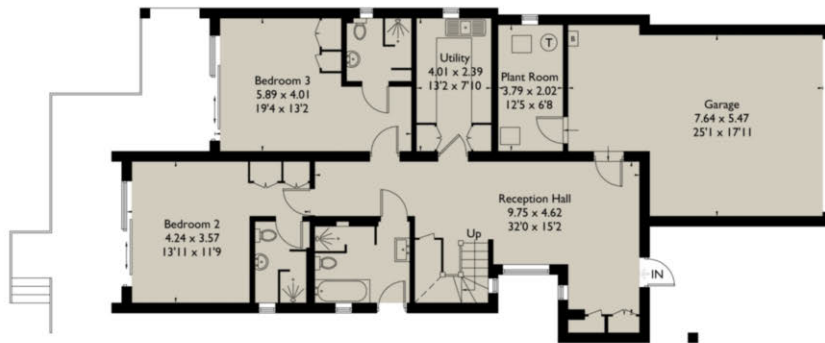


Approximate Gross Internal Area = 269.4 sq m / 2900 sq ft
(Including Garage)



Directions

From Chichester's Stockbridge roundabout on the A27 take the A286 southwards in the direction of Itchenor and The Witterings. After about 4 miles at the roundabout take the first exit into Bell Lane and continue for about 3 miles into Bracklesham Bay. At the seafront turn right into West Bracklesham Drive and Seaward will be found on the left-hand side.



Ground Floor



First Floor



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01243 531010

chichester@humberts.com

2 Magnus Court, St Martins Street, Chichester, West Sussex, PO19 1AF

