





1 Old Farm Close

Bracklesham Bay, Chichester

A well presented spacious 2 bedroom bungalow just a short stroll from the beach.

Welcome to this charming and extended 2-bedroom detached bungalow, located in a quiet close off Farm Road. This well-presented home is perfect for those seeking a peaceful coastal lifestyle.

Upon entering, you are greeted by an inviting open-plan kitchen/diner, ideal for modern living. The kitchen flows seamlessly into a spacious sitting room, which features a cozy log burner, creating a warm and welcoming atmosphere.

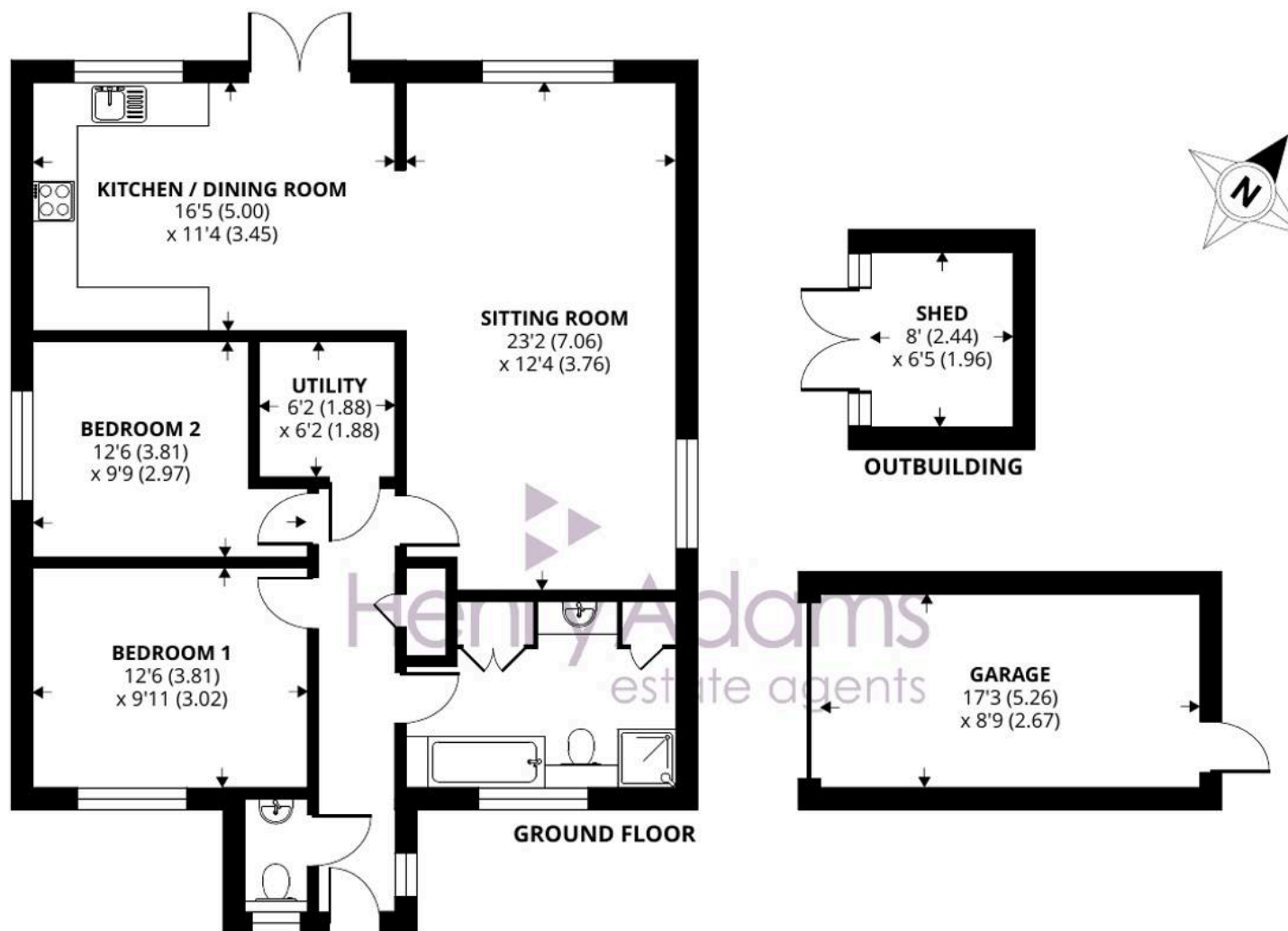
The bungalow includes two comfortable bedrooms. The master bedroom is bright and spacious, while the second bedroom offers flexibility for guests, children, or a home office. A modern bathroom with contemporary fittings serves the household, ensuring convenience and comfort. Additionally, a utility room provides extra storage and laundry space.

Outside, the south-facing garden is a highlight. It offers a private and sunny space for outdoor living, whether gardening, dining al fresco, or simply relaxing. A garden gate provides direct access to East Bracklesham Drive, making the beach just a 2-minute walk away – perfect for seaside living and outdoor activities.

Additional features include a garage and off-road parking, providing ample space for vehicles and storage. The property is 'end of chain', ensuring a smooth and swift purchase process.







1 Old Farm Close, Bracklesham Bay

Approximate Area = 982 sq ft / 91.2 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1187 sq ft / 110.2 sq m


For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1136462



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





1 Old Farm Close

Bracklesham Bay, Chichester

A well presented spacious 2 bedroom bungalow just a short stroll from the beach.

Chichester District Council Tax band: D 2025/26 £2341.09

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 2 bedroom detached bungalow
- Extended open-plan kitchen/diner
- Walking distance to the beach
- Garage with off road parking
- Situated in a quiet close

Situated in 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. 'Billy's' beachside café/restaurant and some 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 Motor Circuit are some 3 miles beyond Chichester.



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