





## Longitude, East Bracklesham Drive

A beautifully presented 4 bedroom detached coastal residence, positioned just a stone's throw from the beach.



- ▶ **Open Plan Living**
- ▶ **High End Finishes**
- ▶ **Balcony with Sea Views**
- ▶ **Underfloor Heating Throughout**
- ▶ **Sylvarna Kitchen and Utility**
- ▶ **Four Double Bedrooms**
- ▶ **Energy Efficient ASHP**
- ▶ **10 Year Build Zone Warranty**

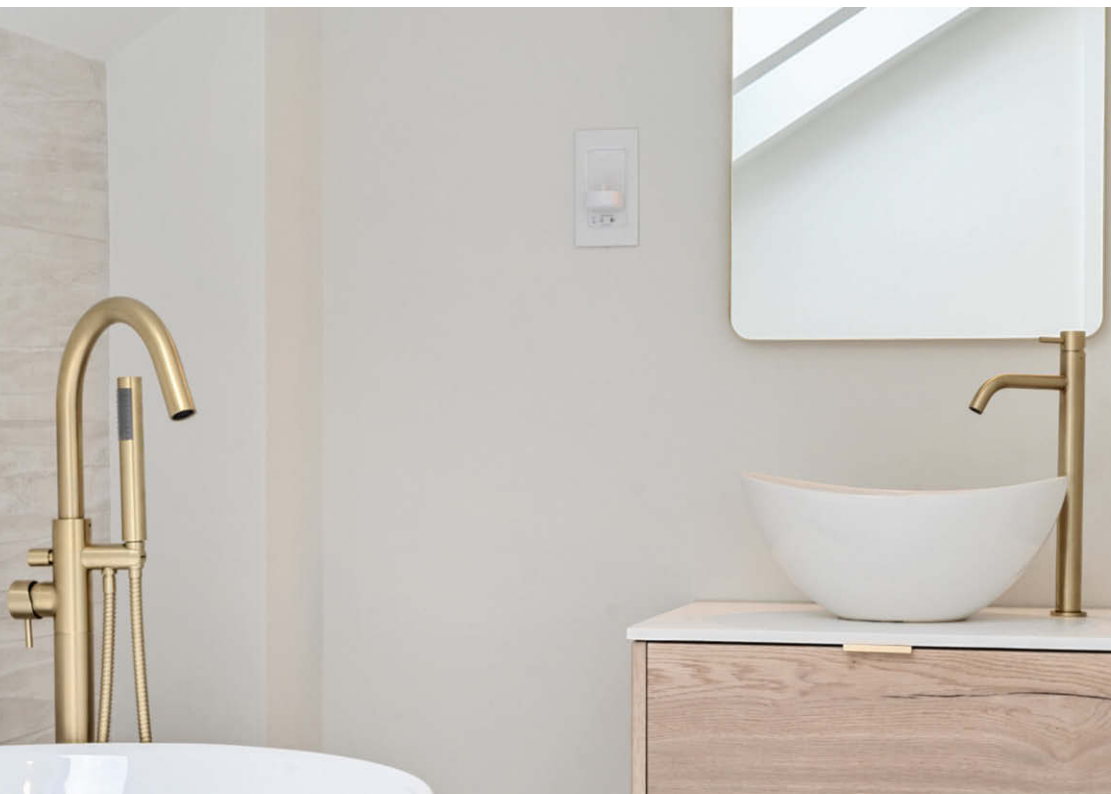
Welcome to Longitude, a luxurious new build property situated on the prestigious East Bracklesham Drive. This beautifully designed home offers stunning sea views and high-end finishes throughout, spanning two floors to maximize space and functionality.

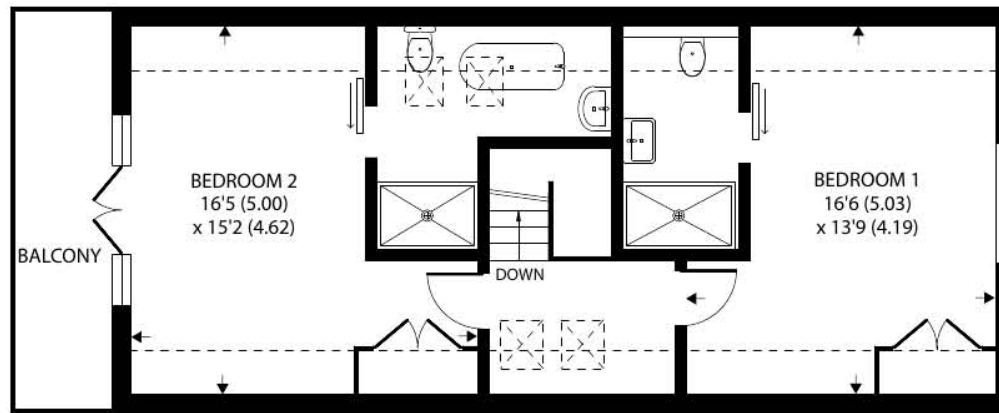
Upon entry, you are greeted by a spacious hallway leading to the expansive open-plan kitchen, sitting, and dining area. The sleek Sylvarna kitchen is perfect for entertaining, featuring modern appliances such as Neff double ovens, induction hob and Quooker hot tap. Bifold doors open out onto the garden, seamlessly blending indoor and outdoor living. Two well-proportioned bedrooms on this floor, one of which benefits from a stylish en suite bathroom, provide flexibility for use as guest rooms, home offices, or playrooms. A further porcelain-tiled bathroom serves the other bedroom. Additionally, there is a utility space for everyday practicality.

Stairs from the hallway rise to the first floor, which boasts the principal suite and a secondary bedroom. The principal bedroom offers elegant finishes and a glass fronted balcony where you can enjoy glimpses of the sea. An en suite bathroom featuring a separate shower and bath serves this room. The second bedroom also benefits from the property's thoughtful design and is served by another beautifully appointed porcelain-tiled bathroom.









FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

## Longitude, East Bracklesham Drive, Bracklesham Bay, Chichester

Approximate Area = 1652 sq ft / 153.4 sq m

Limited Use Area(s) = 155 sq ft / 14.3 sq m

Total = 1807 sq ft / 167.7 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). © nchecon 2024. Produced for Henry Adams, REF: 1139345

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.

## Exterior

To the rear, bifold doors from the living area open to the garden, offering a seamless blend of indoor and outdoor entertaining, with a terrace, lawn, and fully landscaped providing privacy. To the front, a private drive offers ample parking for multiple cars, adding to the convenience of this stunning property. Longitude also features an air source heat pump, providing efficient and sustainable heating throughout the home.

Attention to detail and high-quality materials are evident throughout, making Longitude a desirable home for those seeking comfort, style, and coastal charm. The property totals approximately 1807 sq ft of living space, ensuring ample room for all aspects of modern life.

## Location

Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is a popular place to enjoy a variety of water sports. Situated close-by to East Wittering Village various local shops can be found including, butchers, bakers and green grocers.





LATITUDE

LONGITUDE