





## Solent, East Bracklesham Drive

A beautifully presented, five bedroom detached house situated just a stone's throw from Bracklesham beach.



- ▶ 5 double bedrooms
- ▶ Sea views
- ▶ Feature log burner
- ▶ Gated private driveway
- ▶ Yards from the beach
- ▶ Beautifully presented throughout
- ▶ Luxury bespoke cabin
- ▶ Owned solar panels

Solent is a beautifully presented 5-bedroom detached family home, situated on the land side of the highly desirable beachfront road, East Bracklesham Drive.

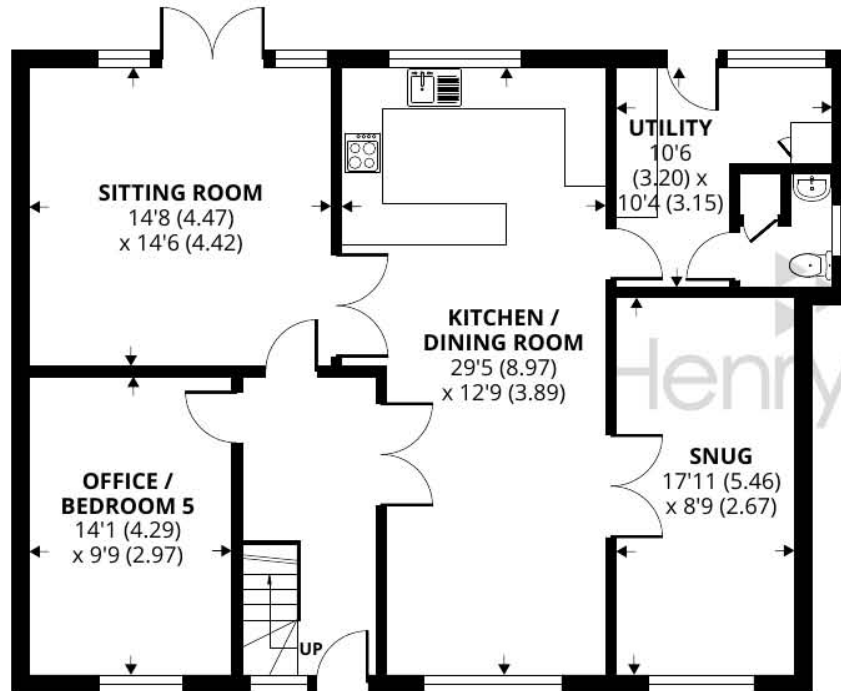
Upon entering, you are greeted by a welcoming hallway that elegantly leads to an open-plan kitchen diner, meticulously designed for entertaining. Double doors from the dining area effortlessly lead to a snug, providing a perfect balance of relaxation and socialising. The separate living room, finished with a feature log burner, offers warmth and charm, connecting seamlessly to the garden through patio doors that flood the space with natural light. Additionally, a further room lends itself to versatile use, whether as a home office, study, or double fifth bedroom. Completing the ground floor is a convenient utility room and WC, ensuring practicality with its own rear access to the garden.

Ascending upstairs, you will find four spacious double bedrooms, each equipped with custom shutters, perfect for a family or regular guests. The principal bedroom benefits from an en-suite bathroom with a separate shower and bath, while a family bathroom, equipped with identical facilities, caters to the remaining bedrooms. Beautiful views over the sea can be enjoyed from the first-floor bathrooms, a standout feature of the property.

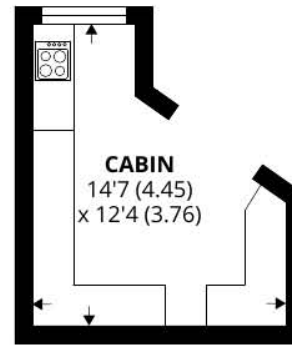






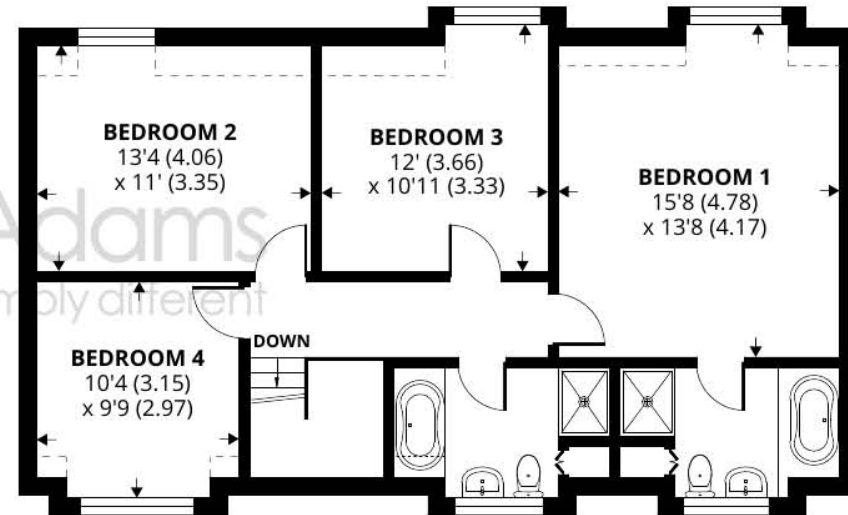


**GROUND FLOOR**



**OUTBUILDING**

Denotes restricted head height



**FIRST FLOOR**

## Solent, East Bracklesham Drive

Approximate Area = 1925 sq ft / 178.8 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 2099 sq ft / 194.9 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). © nchecom 2023. Produced for Henry Adams. REF: 1068238

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.

## Outside

The outdoor space is thoughtfully designed, featuring south-facing solar panels for sustainability and energy efficiency. A low-maintenance garden with a lush lawn provides a great space for relaxing and enjoying the sea breeze. A bespoke cabin to the front of the property, houses an outdoor kitchen and log burner—an idyllic setting for summer cooking and cosy winter days. The property is further enhanced by a sizable frontage and off-road parking, capable of accommodating multiple vehicles.

## Location

Situated at 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 on the Beach 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.

## Directions

From East Wittering village centre, proceed in an easterly direction along Stocks Lane. Turn right at the T-junction with Bracklesham Lane and take the second left at the beach into East Bracklesham Drive, proceed down East Bracklesham Drive for 0.6 miles and the property will be situated on your left-hand side.



