









## 15 Seafields

Bracklesham Bay, Chichester

Just a few steps from the shoreline, 15 Seafields is a stylish, low-maintenance three-bedroom bungalow offering the best of coastal living. With a south-facing garden and private beach access, this beautifully presented home provides excellent accommodation to suit a range of buyers.

Renovated in 2022 by a well-regarded local developer, the property has been thoughtfully modernised throughout, featuring a practical layout and high-quality finishes. At the heart of the home is a bright, open-plan living space that opens directly onto the private, south-facing garden. Large aluminium bi-fold doors flood the room with natural light, and the cosy yet spacious living area is perfect for practical family life. The kitchen is bespoke, crafted from birch ply with sleek stone worktops, integrated appliances, and a built-in dining area, all set against engineered oak flooring that runs throughout the home.

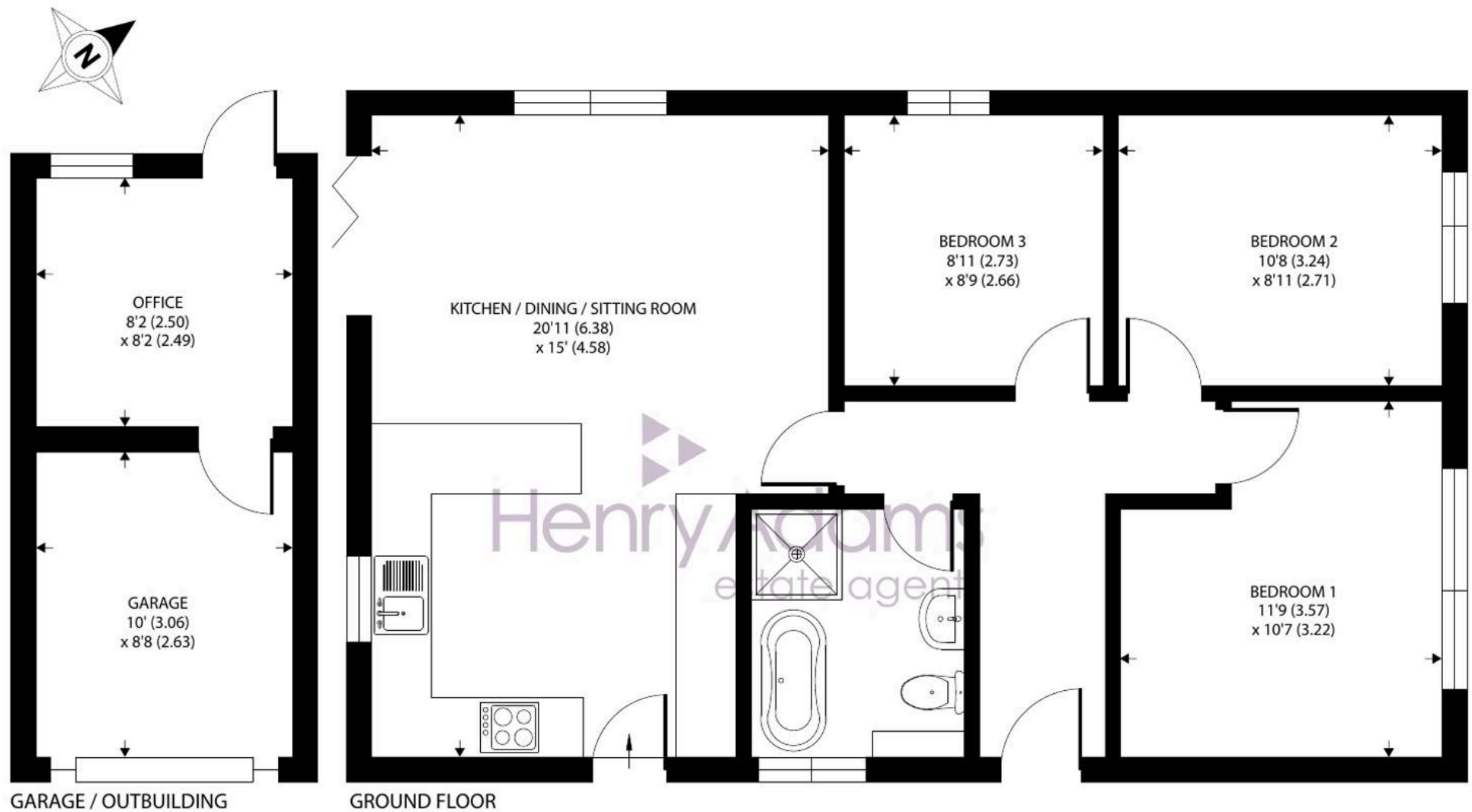
There are three well-proportioned bedrooms, two of which comfortably accommodate king size beds and wardrobes. The bathroom has a luxurious feel, complete with a freestanding bathtub, walk-in shower, and underfloor heating for added comfort. A fully boarded loft with lighting provides generous additional storage, easily accessed via a pull-down ladder.

Outside, the walled rear garden is private and fully enclosed, mainly laid to lawn with a patio area and border planting. There is also a convenient outdoor shower to the side, ideal for rinsing off after a swim, surf, or dog walk. The garage has been cleverly divided to create a useful home office with power and heating, again finished with engineered oak flooring, and a separate storage area for bikes or beach gear. The driveway offers ample parking as well as a practical EV charger and is neatly finished with contemporary planters, adding to the property's smart kerb appeal.









Approximate Area = 742 sq ft / 68.9 sq m (excludes garage)

Outbuilding = 69 sq ft / 6.4 sq m

Total = 811 sq ft / 75.3 sq m

For identification only - Not to scale











## 15 Seafields

### Bracklesham Bay, Chichester

- Three Bedroom Detached Bungalow
- Private Beach Access
- Newly Renovated in 2022 by Renowned Local Developer
- Bespoke Birch Ply Kitchen with Integrated Appliances
- Four Piece Lusso Stone Bathroom
- Fully Boarded Loft with Additional Storage
- South Facing Private Walled Garden with Outdoor Shower
- Detached Home Office and Separate Store Room
- Driveway with EV Charger
- No Forward Chain

Tenure: Freehold

Chichester District Council Tax Band D

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

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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