





Flat 2

Leigh Court East Bracklesham Drive, Chichester

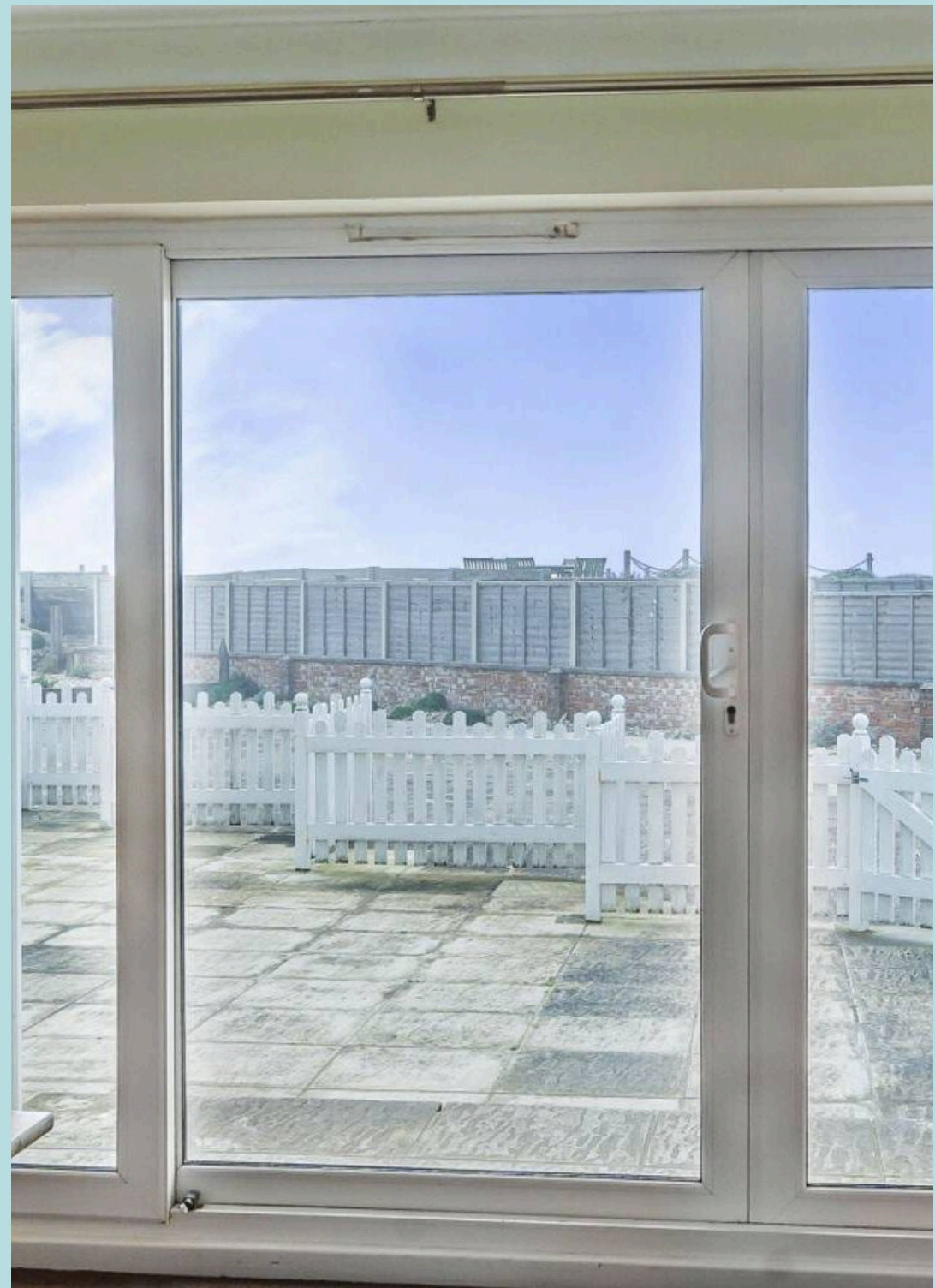
2 Leigh Court is a well-positioned ground floor apartment overlooking the seafront at Bracklesham Bay, offering a fantastic opportunity to create a stylish coastal home. While the property offers scope for modernisation, it boasts a spacious layout, a prime location, and is offered to the market with no forward chain.

The accommodation includes a well-proportioned kitchen, two generous double bedrooms, and a spacious living area with large glass doors leading to a private outdoor patio, the perfect spot to enjoy the fresh sea air. The principal bedroom benefits from an en-suite wet room, while a large family wet room serves bedroom two and provides additional guest facilities.

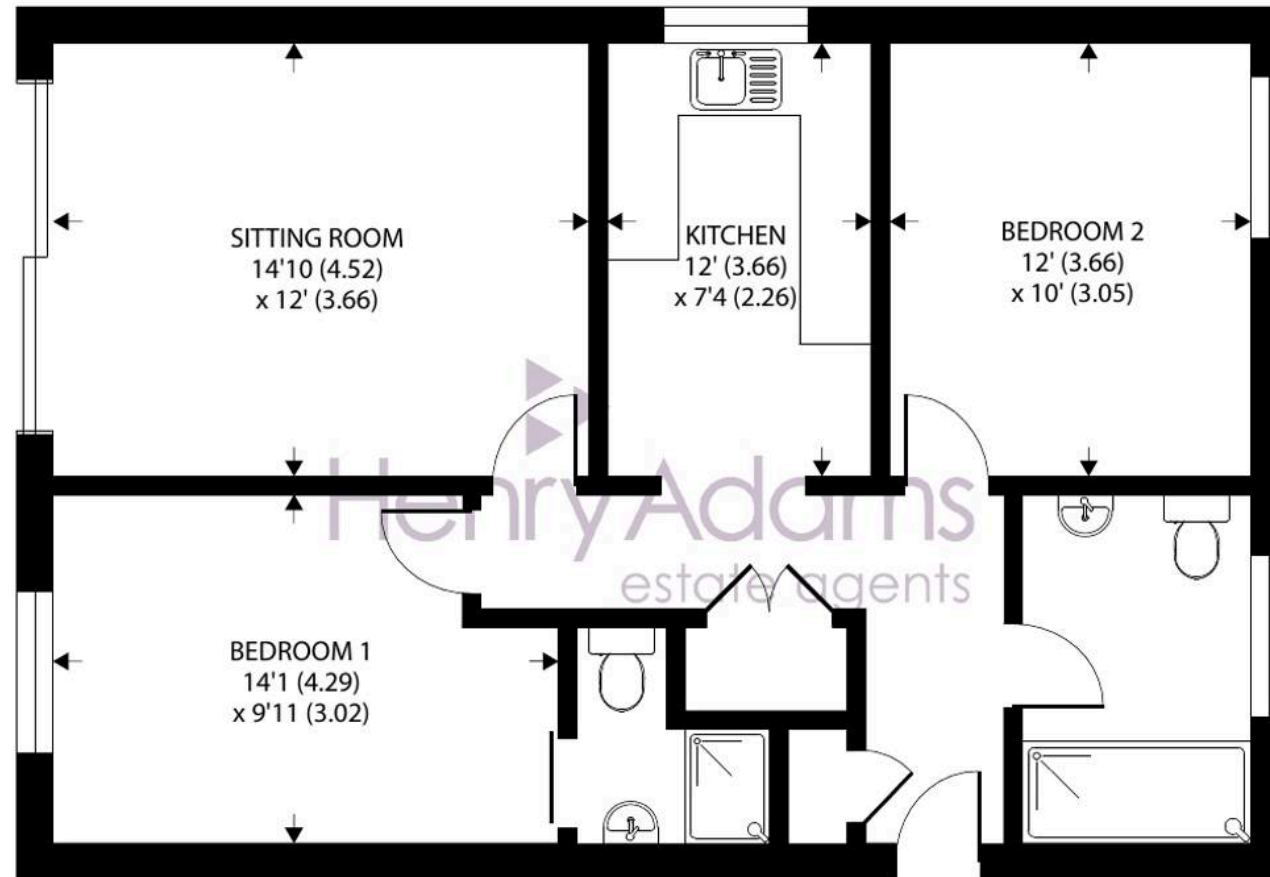
A key feature of this apartment is its private outdoor space. Positioned just steps from the beach, the patio remains sheltered from the wind and private from passers-by. The property also benefits from a garage conveniently located just outside the gate, offering practical storage, alongside allocated parking, ensuring secure space for vehicles or water-sports equipment.

With its prime coastal location, generous living space, and excellent potential for renovation, 2 Leigh Court presents an exciting opportunity to create a charming seaside residence.

Share of Freehold – 999-year lease from 1984. Annual ground rent & service charges: £1,900. Council Tax Band B (Chichester District Council). Electric heating (no gas supply to the property). No pets or holiday lets permitted.







GROUND FLOOR

Approximate Area = 735 sq ft / 68.3 sq m

For identification only - Not to scale







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Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- Ground Floor Apartment
- Prime Beach Front Location
- Two Double Bedrooms
- En Suite to Principal Bedroom
- Scope for Modernisation
- Private Patio
- Garage and Parking
- No Forward Chain

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' 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.



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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