





38 Tide Way

Bracklesham Bay, Chichester

A beautifully renovated two-bedroom end-terrace with stylish open-plan living, modern kitchen, landscaped garden, allocated parking and EV charger all offered with no forward chain.

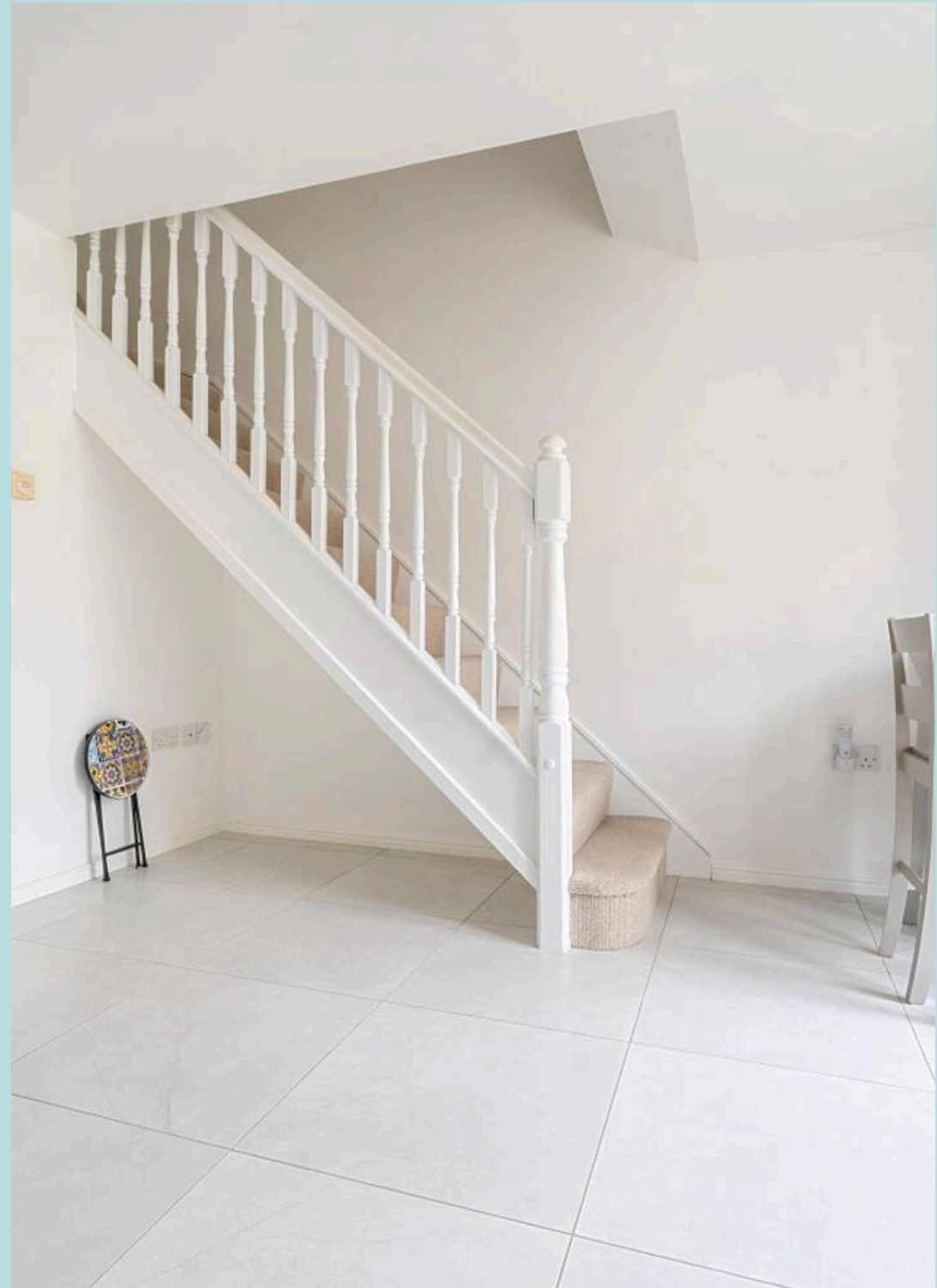
This beautifully presented end-of-terrace house has been thoughtfully renovated by the current owner, offering a stylish and practical home with a high-quality finish throughout. The property features two spacious bedrooms, two modern bathrooms, and a bright open plan living area designed for contemporary living.

The ground floor is finished with Italian porcelain tiles and includes a stunning Wren kitchen with sleek blue cabinetry, ample storage, and space for appliances. The open plan layout is light and airy, with French doors leading out to the landscaped rear garden, which has been designed for easy maintenance with an artificial lawn, raised flower beds, a patio seating area, and a substantial garden shed. There is also convenient side access via a gated pathway.

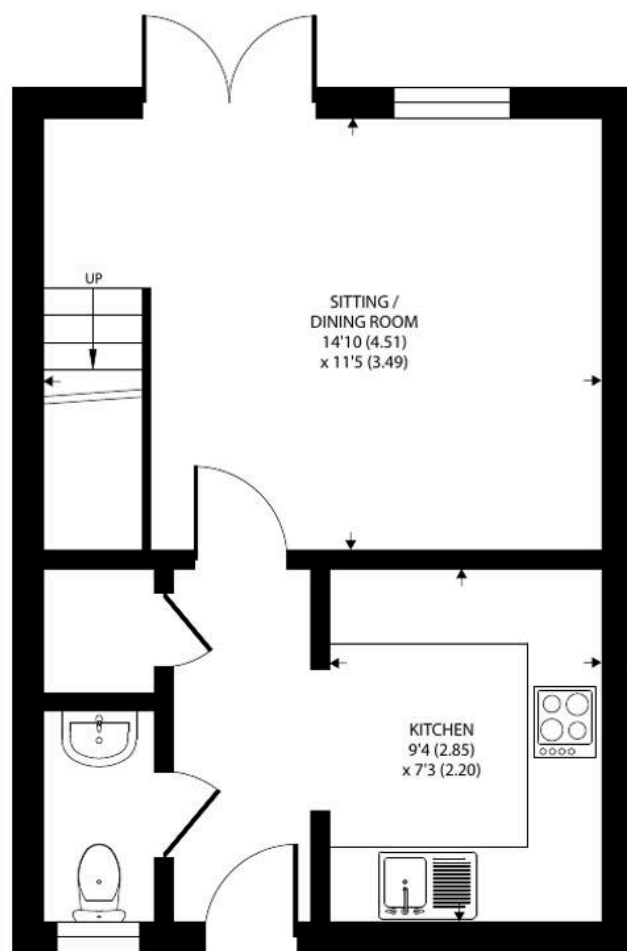
Upstairs, both bedrooms are well-proportioned and benefit from built-in wardrobes, while the principal bedroom enjoys a smart en-suite shower room. Additional features include new double-glazed windows, allocated parking for two vehicles with an EV charging point, and a private entrance offering excellent kerb appeal.

Estate management charge of £160pa, paid to Oyster Property Management

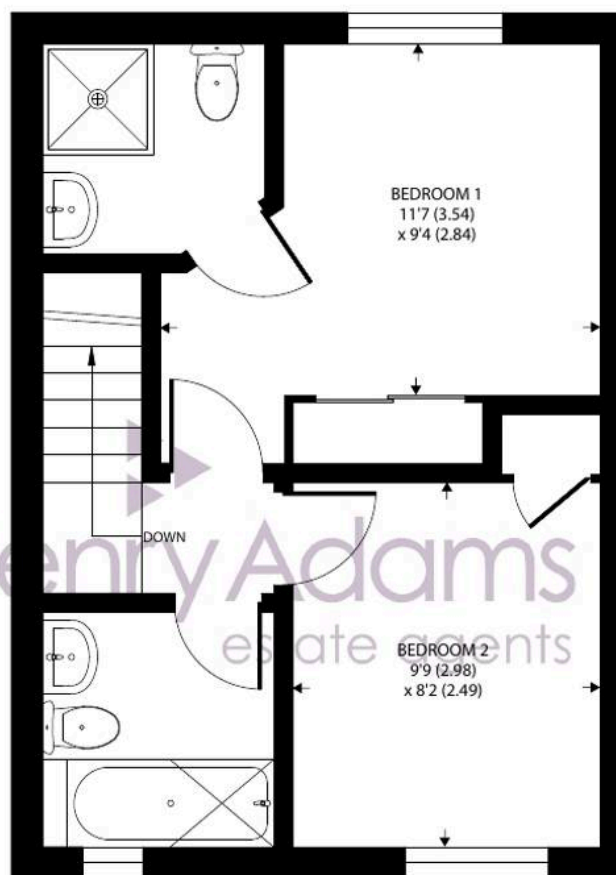
Boiler installed approximately 5 years ago and last serviced in September 2025



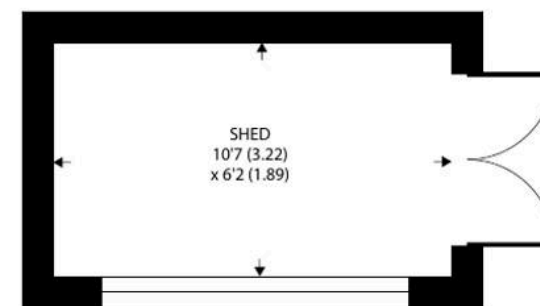




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



38 Tide Way, Bracklesham Bay, Chichester

Approximate Area = 630 sq ft / 58.5 sq m

Outbuilding = 66 sq ft / 6.1 sq m

Total = 696 sq ft / 64.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1369322





38 Tide Way

Bracklesham Bay, Chichester

A beautifully renovated two-bedroom end-terrace with stylish open-plan living, modern kitchen, landscaped garden, driveway with EV charger, and solar panels all offered with no forward chain.

Chichester district council tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully renovated end of terrace house
- Two double bedrooms
- Two modern bathrooms
- Stylish open plan living
- Wren kitchen
- Landscaped low-maintenance garden
- Parking with EV charger
- Situated within walking distance of the beach
- No forward chain

Bracklesham Bay is a coastal village located about seven miles south of Chichester, offering easy access to both East Wittering and Selsey. The area is well served by local shops, cafés, and restaurants, with more extensive facilities available nearby in East Wittering village. The beach is mainly shingle with stretches of sand at low tide, popular for walking, paddleboarding, and water sports. Regular bus services connect Bracklesham to Chichester and surrounding villages, while the A27 provides convenient road links further afield. The nearby South Downs National Park and Chichester Harbour Area of Outstanding Natural Beauty offer excellent opportunities for outdoor recreation.



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