



Price Guide £1,995,000

'Windward', East Bracklesham Drive, Bracklesham Bay, Nr Chichester, West Sussex PO20 8JH

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Built in 2019, Windward is an impressive beach house overlooking the tranquil beaches of Bracklesham, with views across the Solent towards the Isle of Wight. Astute in its design this home is packed with immense charm and individual character and cleverly takes advantage of its fantastic south-facing position and sweeping sea views. The property offers versatile and generous accommodation of 2565 sqft across three spacious and light bedrooms, three sleek modern bathrooms, a neat study or optional 4th bedroom, an inviting and cosy living room, and an elegantly designed kitchen which is flooded with light from the roof lantern. The two sets of rear sliding doors provide the ground floor with the option of being 'inside-out' and truly encapsulates the beauty and sound of coastal living. There is underfloor heating throughout.

Outside the property enjoys a private rear garden, enclosed by a combination of fences and flint walling and provides a perfect beachside shelter and suntrap. Handily, the garden has a heated outside shower and large storage shed with racking which is ideal for storing surf and paddle boards. The private, gravel driveway provides ample parking for multiple vehicles and further storage is available in the detached garage.

Virtual Viewing: <https://my.matterport.com/show/?m=26pmV8jAWo2>

Spacious Entrance Hall: Stairs to first floor with half landing. Double doors into Living Room. Walk in coat cupboard with internal storage cupboard.

Cloakroom: W.C. with wash basin.

Utility/Laundry Room: (E) Built-in cupboards with quartz composite work surfaces and an inset sink unit. Plumbing for washing machine and space for tumble drier. Further cupboard with hot water and gas fired boiler. Door to the outside.

Study/Bedroom Four: (W) Built-in desk/drawer storage unit along one wall. Built-in bookshelves.

Living Room: (S and W) Sea views. Wood burning stove. Tri-sliding doors leading out to the south-facing deck area. Built in storage/media units.

Kitchen/Breakfast Area: (S and E) Sea views. Range of bespoke storage units with quartz composite work surfaces and electric Aga. Double bowl butler sink with cupboards and integrated dish washer. Feature island unit with storage and countertop seating. Space for American style fridge/freezer. Walk-in pantry: Fully fitted with wall shelves, wine rack and space for an under-counter fridge/freezer.

Dining Area: (S) Illuminated by full length roof lantern. Sea views. Tri-sliding doors leading to the south-facing deck area.

First floor with galleried landing and Velux-style windows.

Principal Bedroom: (S) Sea view. Sliding doors leading onto south-facing balcony with glass balustrade. Walk in wardrobe cupboard. Two Velux-style windows.

En-Suite Bathroom: Feature copper bath. Full-width shower cubicle with mains supply rain shower. Vanity unit. Velux-style window.

Bedroom Two: (S) Sea view.

En-Suite Shower Room: Walk-in shower cubicle, WC, basin, chrome heated towel rail, Velux-style window

Bedroom Three: (N) Built-in cupboards to two walls. Velux-style window.

Family Bathroom: Built-in bath, walk-in shower, wash basin and W.C.

Garage/Fitness studio: Versatile space for storing surf and paddle boards or using as a home gym.

The garden, which faces south, has a composite deck adjoining the property and a lawn running to the beach where there is a private, full width terrace laid with attractive stone paving and enclosed by a flint wall. There is a gate providing access onto the beach. Large storage shed with racking for storing surf and paddle boards.

Parking: to the front there is a spacious gravel drive with parking space for several vehicles.











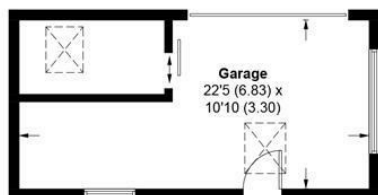
Windward, East Bracklesham Drive, PO20 8JH

APPROXIMATE GROSS INTERNAL AREA = 2322 SQ FT / 215.7 SQ M

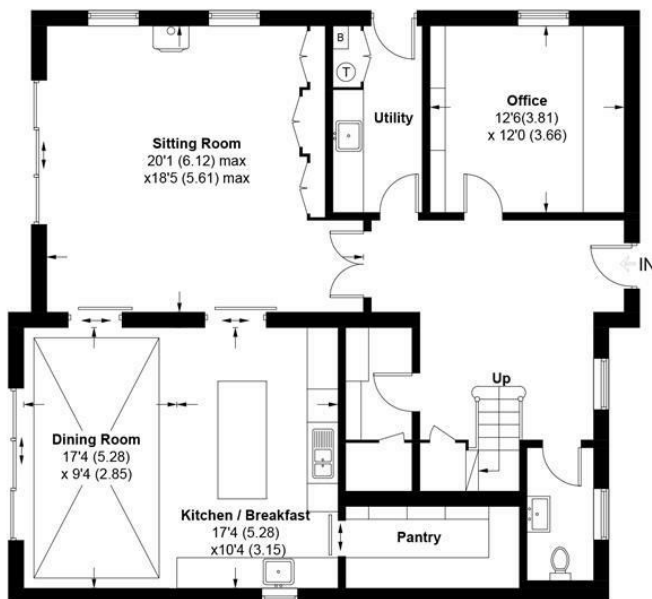
(EXCLUDING VOID)

GARAGE = 243 SQ FT / 22.6 SQ M

TOTAL = 2565 SQ FT / 238.3 SQ M



(Not Shown In Actual
Location / Orientation)



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1199426)

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FIRST FLOOR

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