





27 Tide Way

Bracklesham Bay, Chichester

Beautifully presented 2 double bedroom semi-detached property, with west facing garden, en-suite shower room, and garage in Bracklesham Bay.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located on a quiet cul-de-sac road
- NO FORWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- EN-SUITE SHOWER ROOM
- WEST FACING GARDEN
- GARAGE WITH PERSONAL DOOR AND ADDITIONAL ACCESS
- Principle bedroom over looking the garden
- Estate charge approximately £260 per annum

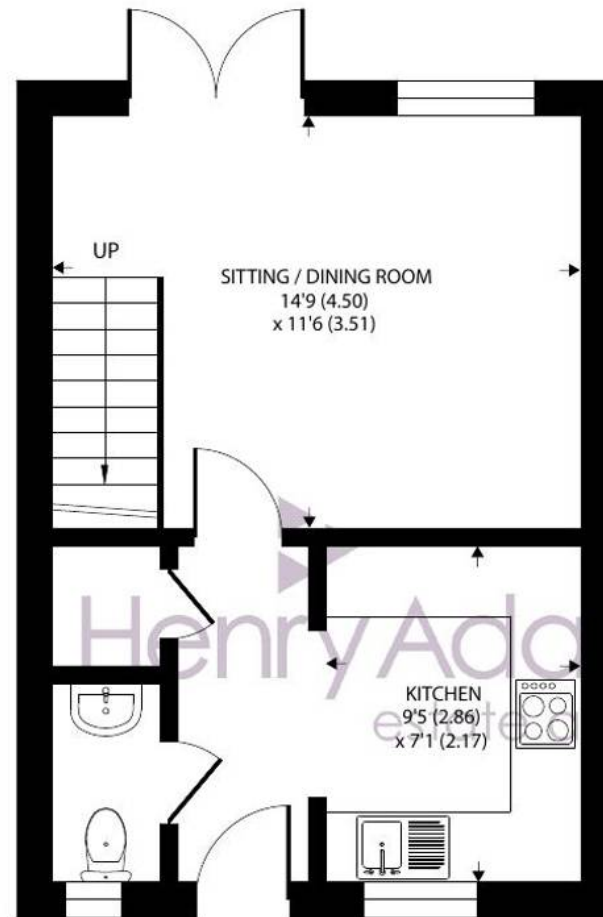
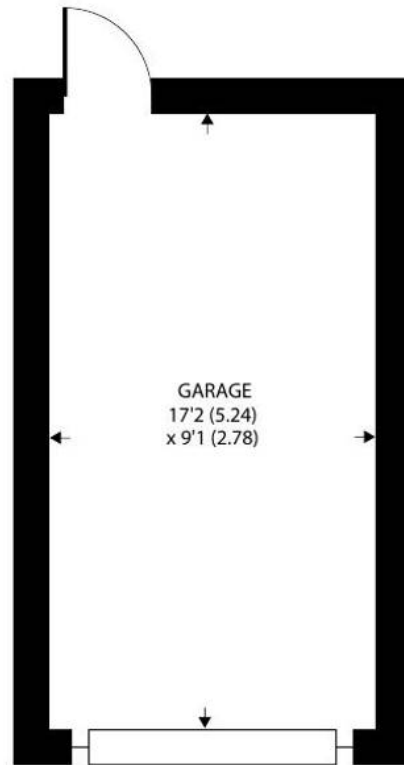
Location Summary

Located in Bracklesham, this property is well placed to enjoy the wider area and its coastal surroundings. A short drive away, you'll find a selection of local amenities and in nearby villages, including cafés, convenience stores, and independent eateries. Excellent bus links also provide easy access to Chichester and the surrounding coastal villages.

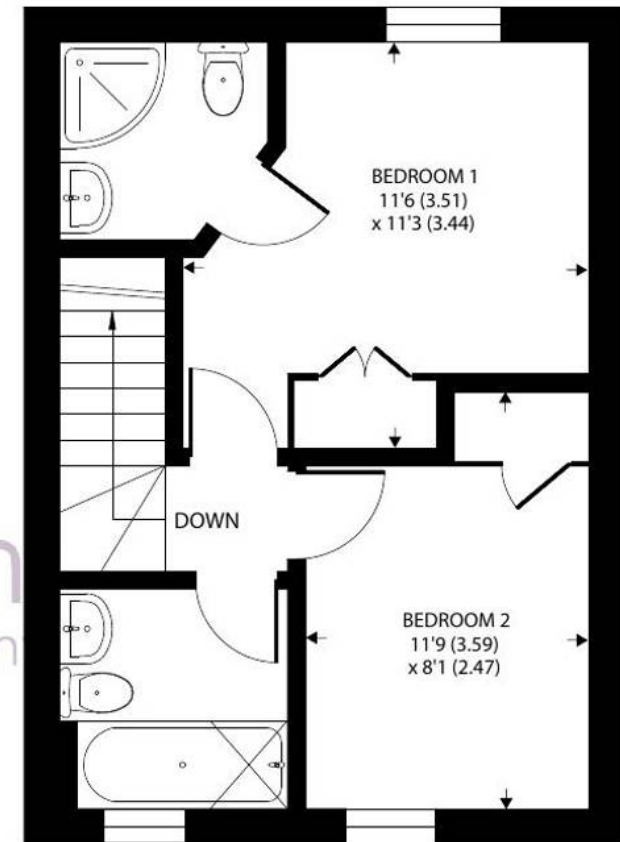
The beautiful Bracklesham Bay beach is also just a few minutes' walk from the property, making it ideal for seaside walks, swimming, surfing, and watersports, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.







GROUND FLOOR



FIRST FLOOR

27 Tide Way, Bracklesham Bay, Chichester

Approximate Area = 632 sq ft / 58.7 sq m

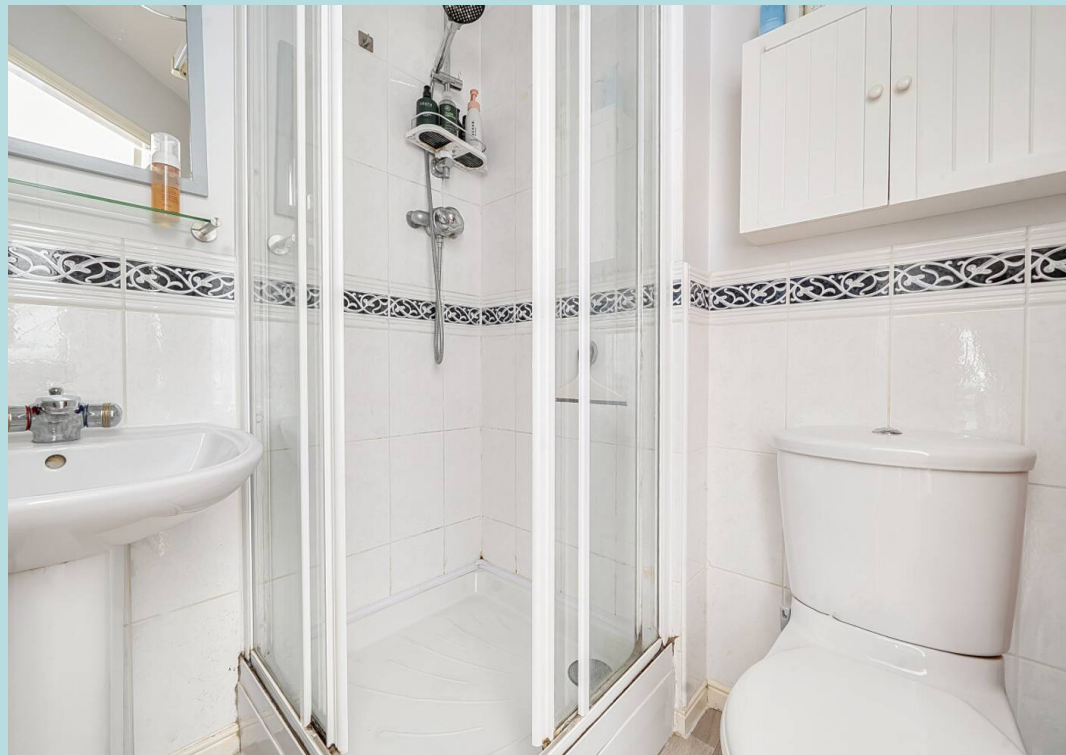
Garage = 157 sq ft / 14.5 sq m

Total = 789 sq ft / 73.2 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 2026.
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27 Tide Way, Bracklesham Bay

Situated in a pleasant position overlooking the attractive green, this well-presented home benefits from a generous front garden, perfect for creating a sunny morning seating area or enjoying gardening. The front garden has an outside tap, and secure gated side access leads through to the rear garden. The enclosed rear garden is very nice, with garages beyond ensuring it is not directly overlooked. Laid mainly to lawn, the garden has a patio, pathway and borders. The garden has direct access from the garden into the garage. The garage is equipped with an up-and-over door, power and lighting, generous loft storage, and ample space for additional utility appliances.

Inside the property, the kitchen is positioned at the front of the property, enjoying an easterly aspect overlooking the green. A charming curved archway adds character to the entrance, while the kitchen offers a one-and-a-half bowl sink, an excellent range of cupboards, and designated space for a dishwasher/washing machine and fridge freezer. The property is heated by a gas combination boiler (age to be confirmed). The ground floor also comprises a cloakroom with WC, wash hand basin and window, together with a large storage cupboard.

To the rear of the property, a lounge/dining room overlooks the garden and benefits from French doors opening directly onto the patio.

Upstairs, the principal bedroom enjoys a westerly aspect overlooking the rear garden and features a built-in double wardrobe together with an en-suite shower room. The second bedroom overlooks the green to the front with an easterly aspect, includes a built-in wardrobe and provides access to the loft via a hatch.

Completing the first floor is the family bathroom, fitted with a white suite and a shower over the bath.



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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 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.