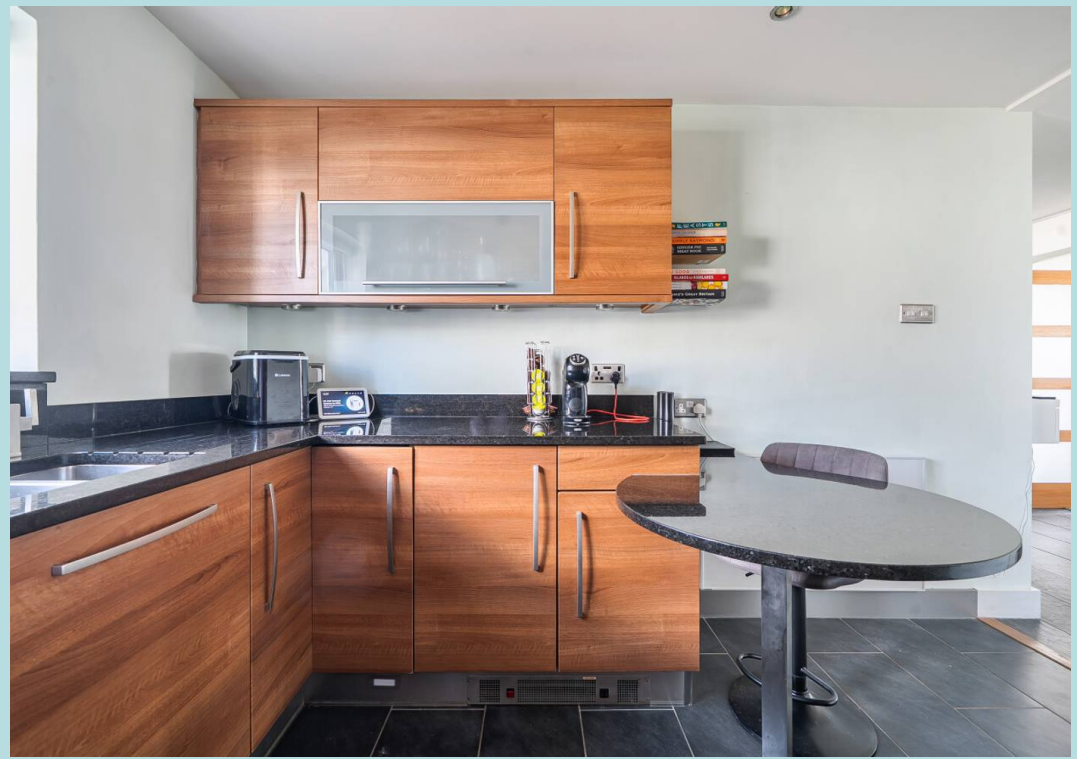






14 Seafields

Bracklesham Bay, Chichester

A well-presented two bedroom ground floor apartment situated on the beach at Bracklesham Bay.

EPC – C

Council Tax band: B

- Two bedroom ground floor apartment
- Situated directly on the beach with uninterrupted views
- Sylvarna kitchen with Neff appliances
- Sitting/dining room
- Bathroom and en suite bathroom to main bedroom featuring Jacuzzi baths
- Smart system controls the lighting, underfloor heating and sound system
- Bi-fold doors on to a paved terrace area
- Communal gardens with direct beach access
- Garage and unallocated parking
- Share of freehold – Service charge £2,625 per annum

Lease 999 years from 1971 – KTS Management oversee Seafields Estate, however it is managed by the owners and service charges are set by them.

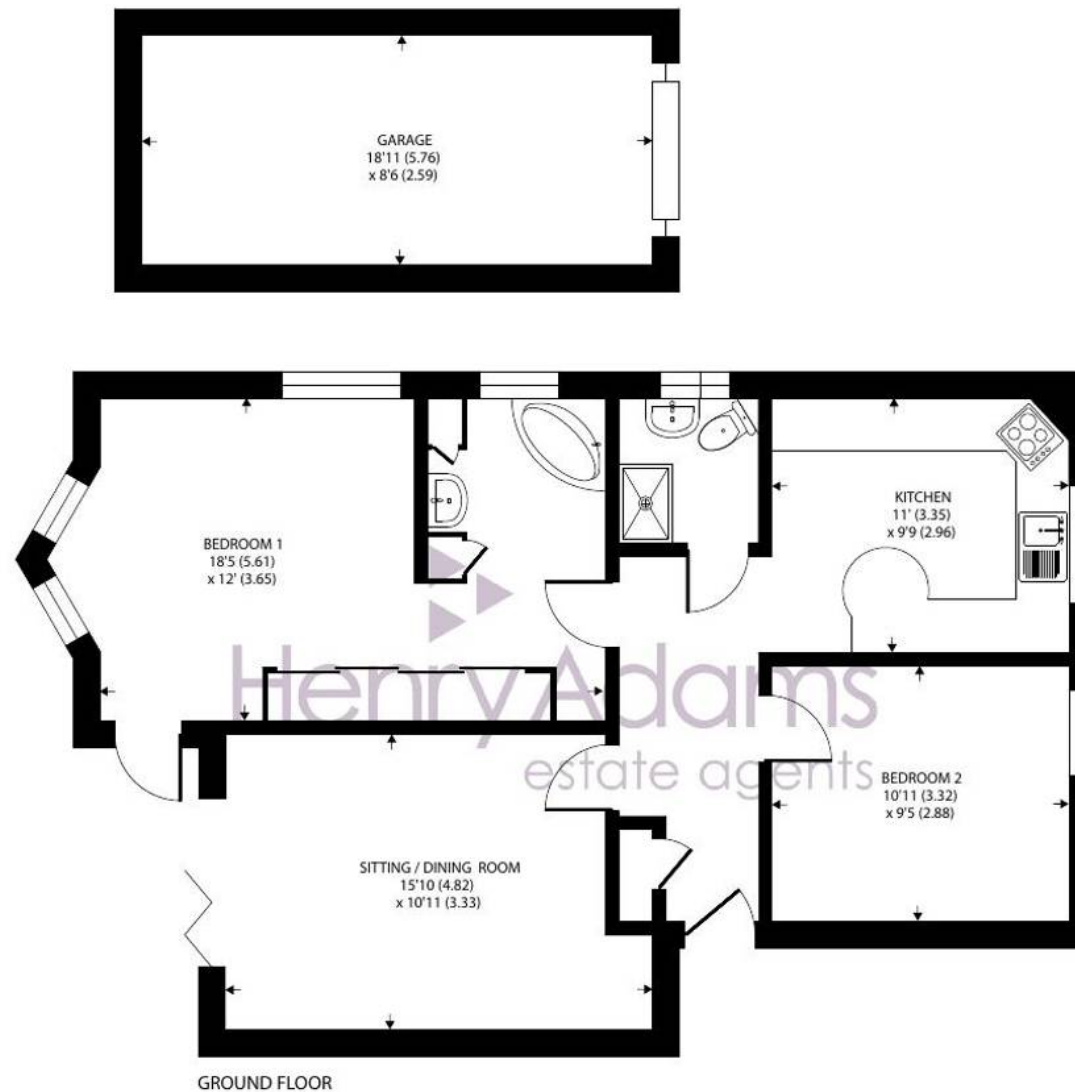
Location Summary

The beautiful Bracklesham Bay beach is just in front of this property, making it ideal for seaside walks, swimming, surfing, kite surfing and paddle boarding, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.

There are local shops within walking distance including a coffee shop, beach restaurant and sauna. The village offers swimming clubs and exercise classes. Further amenities can be found in the nearby village of East Wittering. There is regular bus service to Chichester City centre which has a mainline railway station.







14 Seafields, Bracklesham Bay, Chichester

Approximate Area = 729 sq ft / 67.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 890 sq ft / 82.6 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 2026.
Produced for Henry Adams. REF: 1516485





14 Seafields

Bracklesham Bay, Chichester

A fantastic opportunity to acquire a two-bedroom ground floor seafront apartment, enjoying a superb position directly on the coastline at Bracklesham Bay with spectacular views of the Isle of Wight.

The property offers well-proportioned and comfortable accommodation, comprising a spacious sitting/dining room with attractive bi-folding doors opening onto the terrace area, creating a wonderful connection between the indoor and outdoor living spaces. There is also a separate fitted kitchen, two good-sized bedrooms and a bathroom.

The principal bedroom is a particular feature, benefiting from an attractive bay window, built in wardrobes and a fabulous en-suite bathroom. The second bedroom is also well proportioned.

The apartment benefits from gas central heating and electric underfloor heating, providing warmth and comfort throughout the year.

Outside, the property enjoys well-maintained communal gardens with direct access onto the beach, offering the perfect setting to relax, enjoy the coastal surroundings and take advantage of the exceptional seafront location.

A garage is also included, providing valuable additional parking and storage.

With its enviable seafront position, terrace, communal gardens and direct beach access, this property offers a fantastic opportunity for those seeking a permanent coastal home, holiday retreat or investment. The beautiful coastline of Bracklesham Bay is quite literally on the doorstep, making this a truly special seaside property.



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 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.