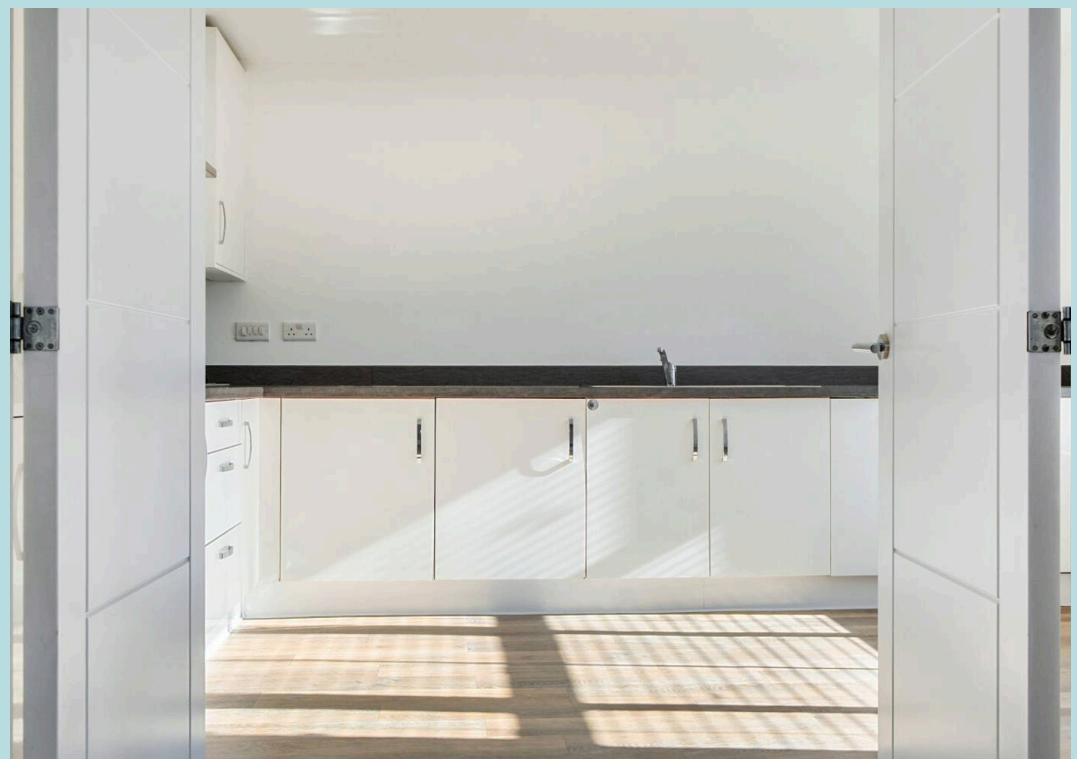






3 Rowan Way

Bracklesham Bay, Chichester

Four Bedroom Family Home in Bracklesham Bay with Garage and Large Sitting/dining Room

Council Tax band: E

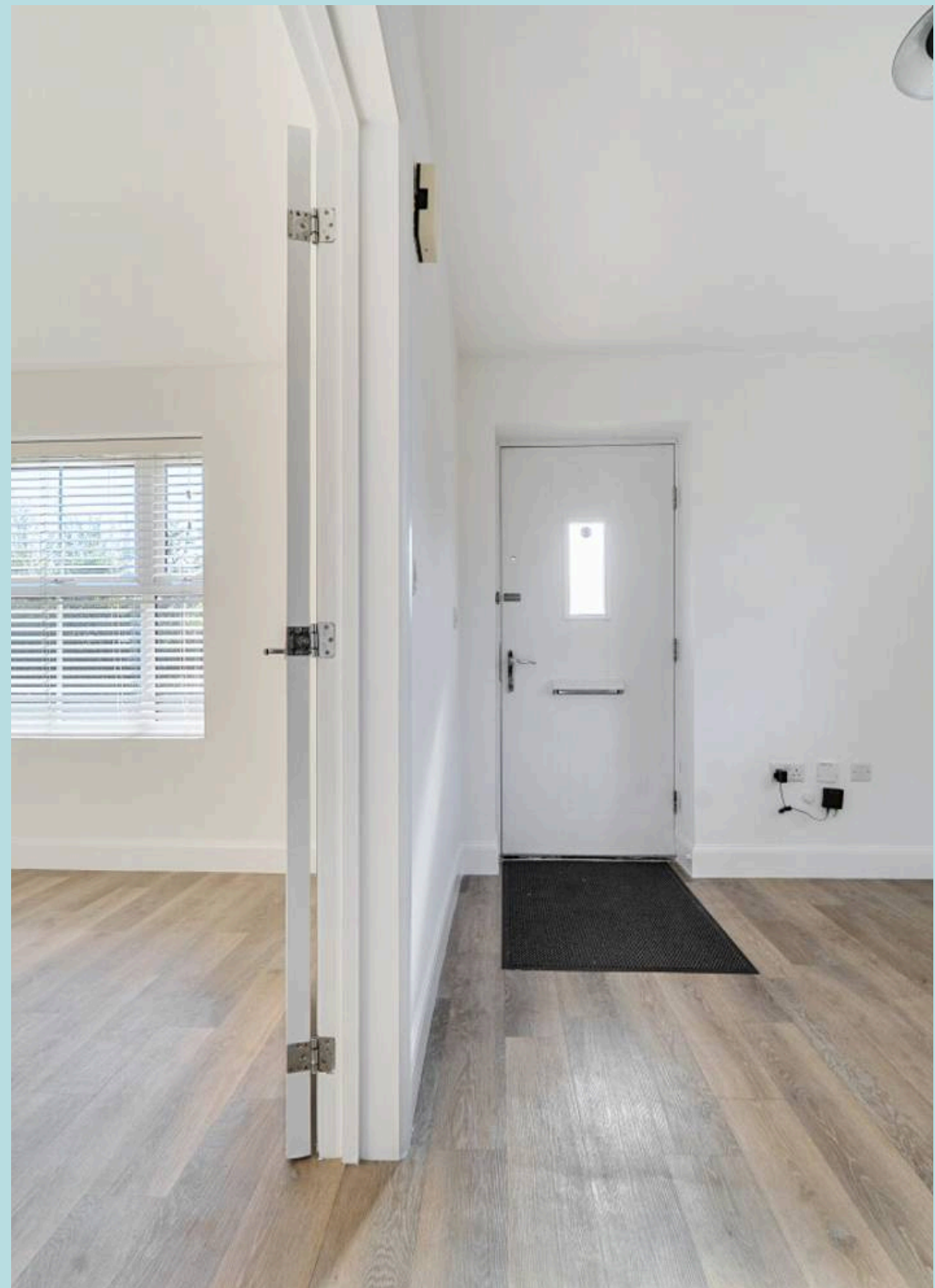
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Double Bedrooms
- Detached Property with Garage & Driveway
- NO FORWARD CHAIN
- Large Sitting/dining Room Overlooking The Back Garden
- Kitchen- Diner to the Front of the Property
- Freshly Redecorated Throughout
- 5 Minute Walk to the Beach

Bracklesham Bay is a popular coastal village on the West Sussex coastline, renowned for its relaxed atmosphere, beautiful beach and appealing seaside lifestyle. The village offers a wonderful balance of coastal living and everyday convenience.

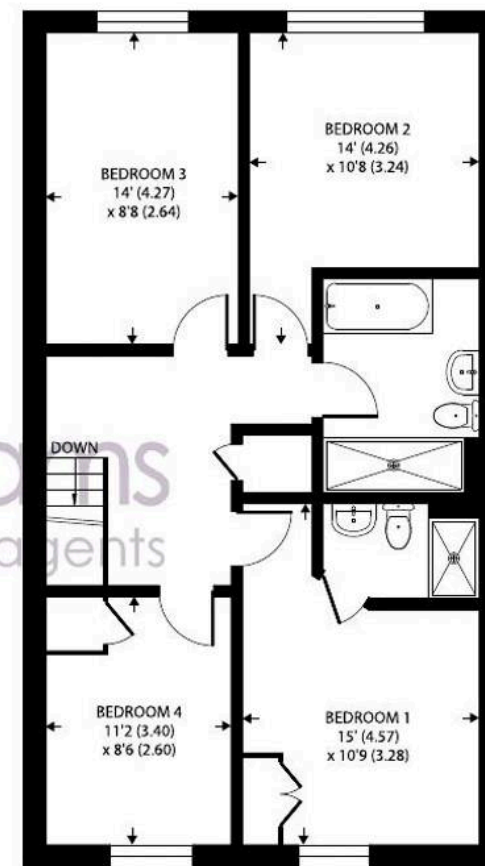
The coastline is particularly popular with families, outdoor enthusiasts and those looking to embrace a more relaxed pace of life by the sea. The village benefits from a selection of local shops, cafés and eateries, with further amenities available in nearby East Wittering, which offers a wider range of independent shops, restaurants and everyday services. The area provides access to local schools and recreational facilities, while the surrounding countryside and coastline offer plenty of opportunities for walking, cycling and exploring the beautiful West Sussex landscape. Bracklesham Bay also benefits from road connections to Chichester, with a broader range of shopping along with a mainline railway station.







GROUND FLOOR



FIRST FLOOR



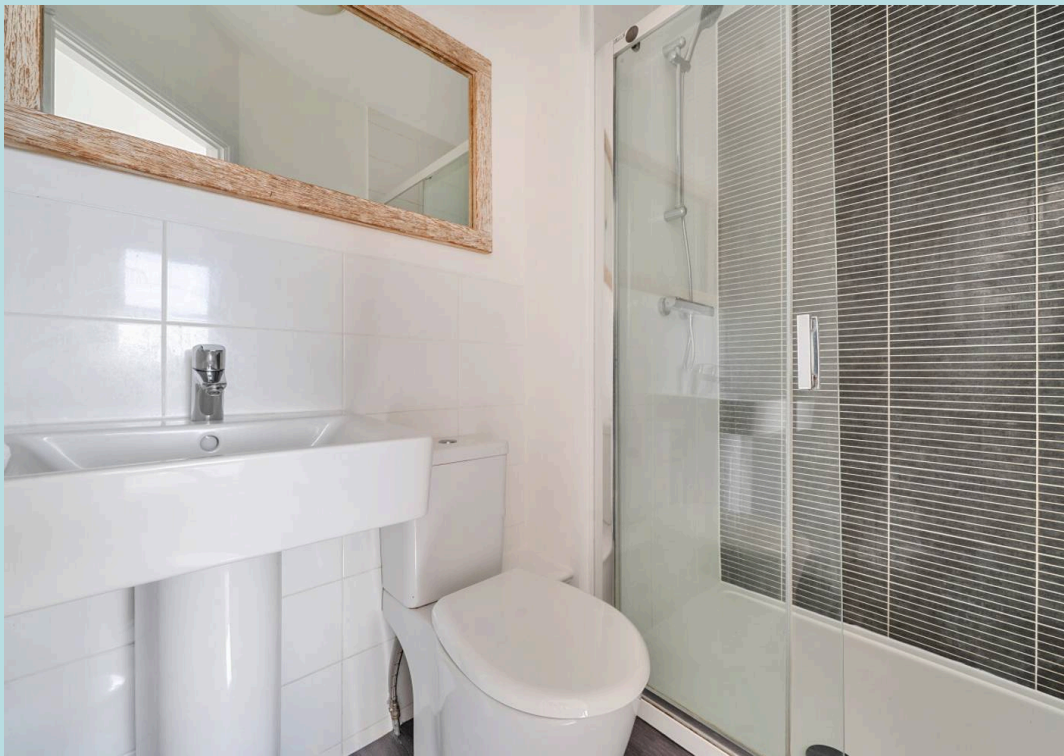
3 Rowan Way, Bracklesham Bay, Chichester

Approximate Area = 1422 sq ft / 132.1 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2026. Produced for Henry Adams. REF: 1537338





3 Rowan Way

3 Rowan Way, Bracklesham Bay is situated in a quiet road fronting the open parkland of the Wittering United Football Club in the popular coastal village of Bracklesham Bay. This 10 year old beautifully refurbished and redecorated four-bedroom property, which is ready to move in to offers spacious, versatile accommodation, making it an ideal home for families seeking a relaxed coastal lifestyle.

The property welcomes you through a wide entrance hallway, leading through double doors to a well-appointed kitchen/diner positioned at the front of the house. Enjoying a sunny morning aspect, the kitchen is fitted with a range of units and built-in appliances including the gas central heating boiler. Also off the entrance hallway there is a also a generous sized downstairs cloakroom. To the rear of the property, also through double doors, is a large sitting/dining room which provides an excellent space for relaxing and entertaining, with garden views. It also has French doors accessing the large patio and rear garden. The generous proportions allow plenty of room for both comfortable seating and a dining area, creating a wonderful family hub. Although currently behind plasterboard, there is a chimney to allow for an open fireplace or log burner to be installed by the new owner. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room over looking the front of the property. A separate family bath / shower room serves the remaining bedrooms. A hot water cylinder is located within an airing cupboard on the first floor landing. Unusually for a modern home, there are built in storage cupboards in the hallway, sitting room, principal bedroom and bedroom number 2. Outside, the property enjoys a good-sized rear garden with side access and bin storage, offering plenty of space for outdoor dining and gardening. The garage provides useful storage or additional parking, with a rear access door, while further tandem parking for 2 cars is available directly in front of the garage on the paved private driveway.



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

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.