





5 Greenway Walk

Bracklesham Bay, Chichester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEING SOLD WITH TENANT IN SITU
- Attractive Investment Opportunity
- Detached Family Home
- Four Bedrooms (one with ensuite)
- East Facing Private Garden
- Garage

Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse







5 Greenway Walk, Bracklesham Bay, Chichester

Approximate Area = 1206 sq ft / 112 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). © nichecom 2026. Produced for Henry Adams. REF: 1479996



5 Greenway Walk, Bracklesham Bay

Situated in a residential cul-de-sac close to the beach and local amenities, this attractive detached family home offers well-balanced accommodation arranged over two floors, together with a detached garage and enclosed rear garden.

The ground floor features a welcoming entrance hall leading to a spacious dual-aspect sitting room with French doors opening directly onto the garden, creating an ideal space for both relaxing and entertaining. A separate dining room provides further reception space, while the fitted kitchen is complemented by a useful utility room and a convenient cloakroom/WC.

On the first floor, the property offers four bedrooms, including a principal bedroom overlooking the front, with an en-suite show room. The remaining bedrooms are served by a family bathroom.

Outside, the enclosed rear garden enjoys a sunny aspect and offers a pleasant setting for outdoor dining and recreation. To the side, there is off-road parking and access to the garage.

Bracklesham Bay is renowned for its beautiful beach, coastal walks and relaxed seaside atmosphere, while nearby Chichester offers a comprehensive range of shopping, leisure and cultural amenities. The property is also conveniently located for local schools, transport links and the wider attractions of the South Downs and West Sussex coastline.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.