





5 Avebury Close

Bracklesham Bay, Chichester

A three bedroom detached house close to the beach at Bracklesham Bay.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

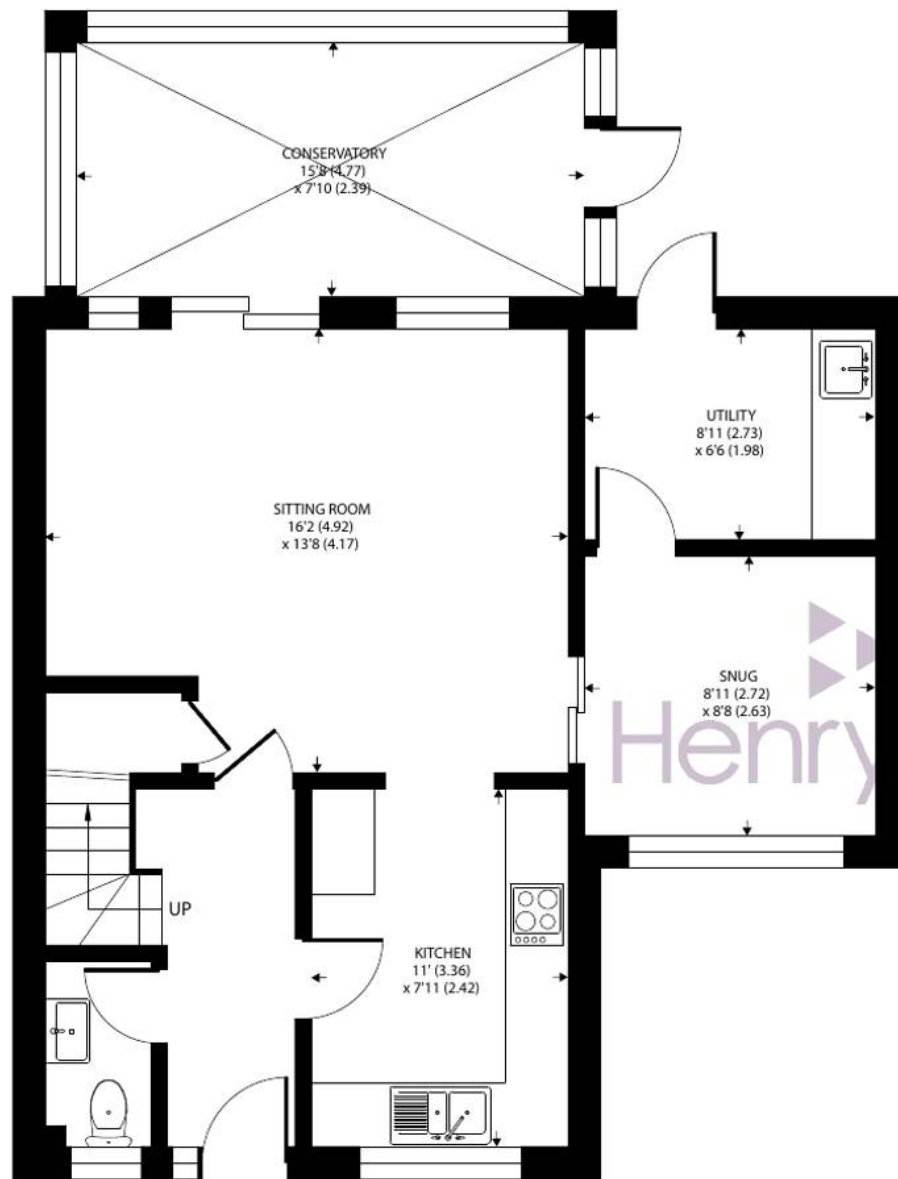
- Versatile 3/4 bedroom detached home ideal for flexible living
- Off road parking
- Three reception rooms
- Utility/ boot room
- Downstairs W/C
- En suite shower room
- Quiet cul-de-sac in Bracklesham Bay
- 400m from the Beach
- Detached property

Location summary

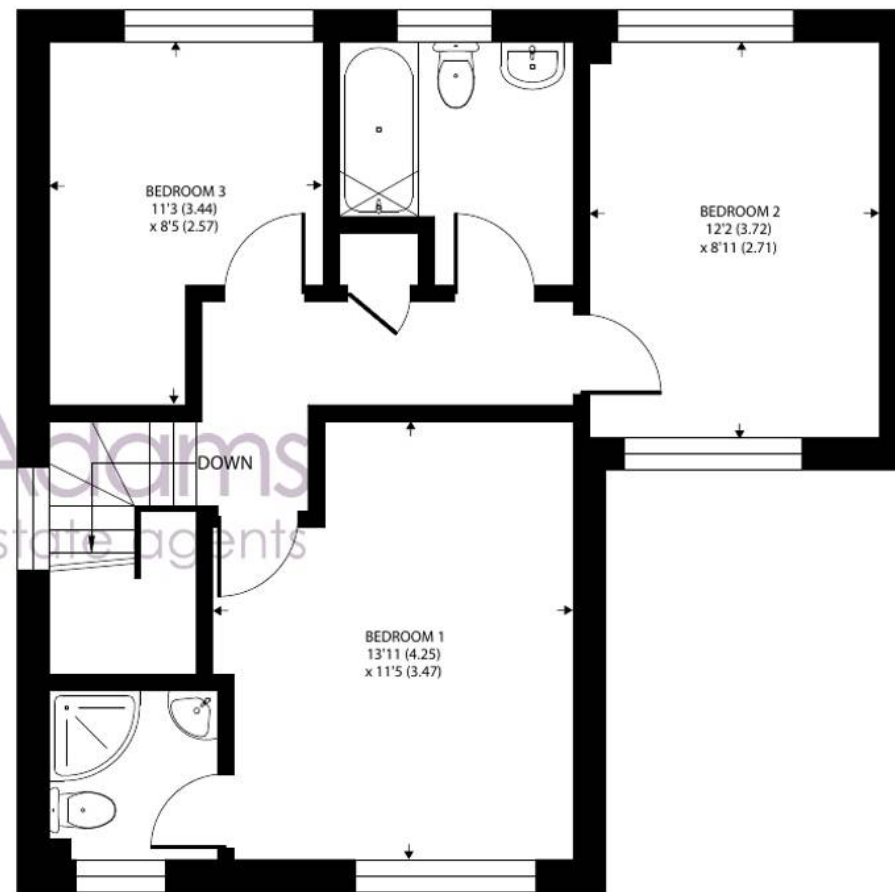
Situated in the coastal village of Bracklesham, some 7 miles to the southwest of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities, and the nearby village of East Wittering has an infant's/junior school, GP surgery, chemist, dentist, library and a range of quality independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are 3 miles beyond Chichester.







GROUND FLOOR



FIRST FLOOR

5 Avebury Close, Bracklesham Bay, Chichester

Approximate Area = 1214 sq ft / 112.7 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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5 Avebury Close, Bracklesham Bay, Chichester

Situated in a sought-after residential cul-de-sac, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families, professionals or those looking to downsize without compromising on living space.

The welcoming entrance hall leads to a generous sitting room, creating a bright and comfortable space for relaxing or entertaining. To the rear of the property, a conservatory provides an additional reception area with views over the garden and an abundance of natural light throughout the year.

The kitchen is well arranged with ample worktop and storage space and is complemented by a separate utility room offering practical laundry facilities and additional storage. Adjacent to the kitchen is a cosy snug, providing a flexible room that could be used as a family room, home office or playroom. There is a downstairs cloakroom off the hallway.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom. The remaining bedrooms are ideal for family members or guests, while the accommodation is served by a modern family bathroom. An en suite shower room adds further convenience for busy households.

Externally, the property benefits from a private garden, offering space for outdoor dining, entertaining and relaxation.

This attractive home combines flexible living accommodation with practical family features, all within easy reach of local amenities, schools, transport links and the popular coastline of Bracklesham Bay.



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.