





8 Garden Avenue

Bracklesham Bay, Chichester

Council Tax band: D - £2,242.86 2025/2026

Tenure: Freehold

EPC D

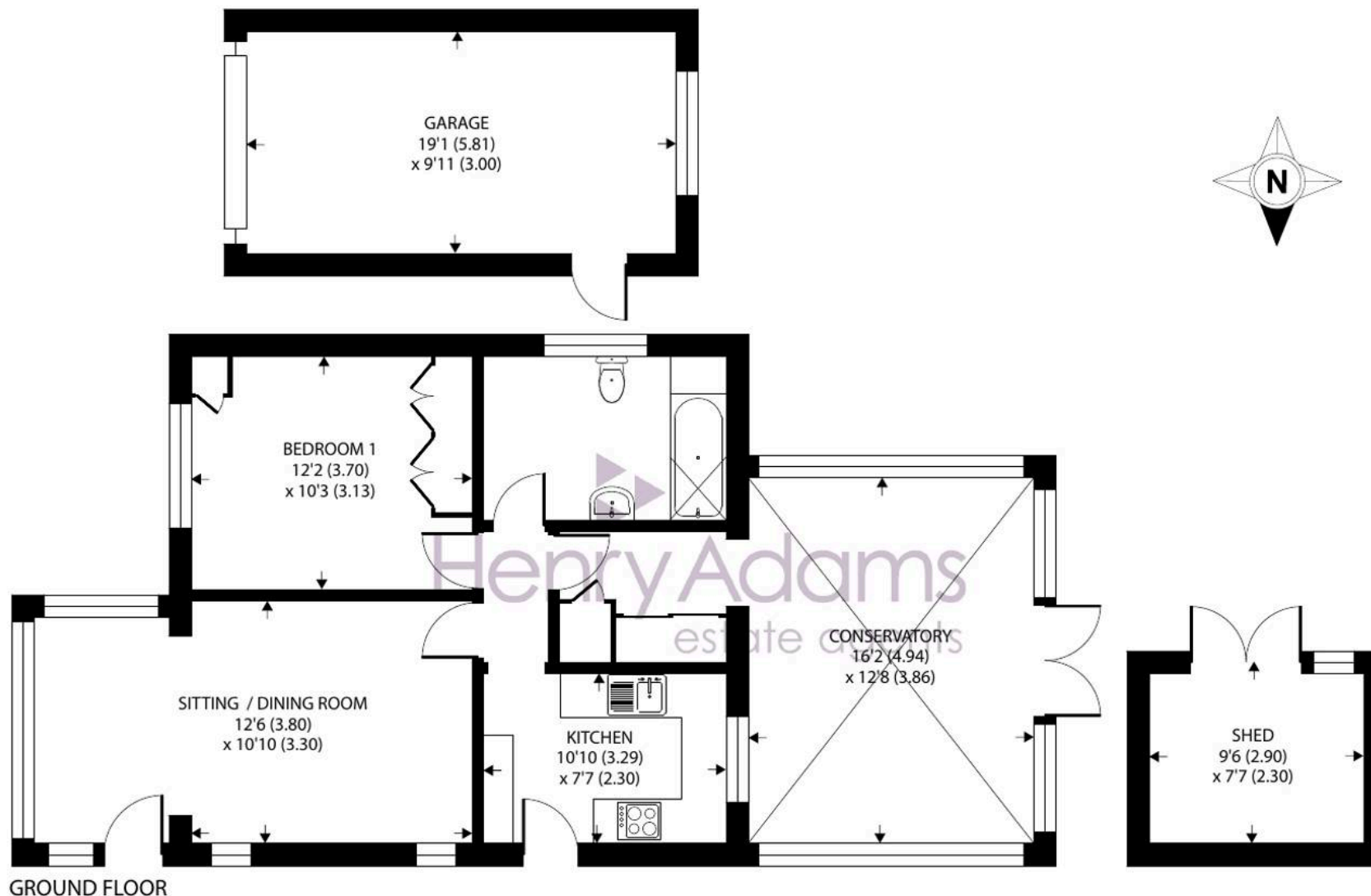
- No forward chain
- Close to Bracklesham beach & local amenities
- Driveway and off-road parking
- Detached bungalow
- Spacious garden
- Conservatory with garden access
- Large bay windows with stained glass accents
- Built-in storage and wardrobes
- Patio area for outdoor dining

Bracklesham Bay is a highly sought-after coastal location on the West Sussex shoreline, renowned for its relaxed seaside atmosphere, natural beauty and excellent lifestyle amenities. With its expansive beach, far-reaching sea views and direct access to the Solent, the area is particularly popular with those seeking a coastal retreat or permanent waterside living.

The bay offers a wonderful blend of tranquillity and community, with local shops, cafés and restaurants close at hand, alongside a range of leisure pursuits including sailing, paddleboarding and scenic coastal walks. The nearby village of East Wittering provides further amenities, while the cathedral city of Chichester is just a short drive away, offering a mainline railway station, shopping, dining and cultural attractions.

Bracklesham Bay is ideally positioned for enjoying the best of both coast and countryside, with the South Downs National Park within easy reach.





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Approximate Area = 803 sq ft / 74.6 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1063 sq ft / 98.6 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.
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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

8 Garden Avenue is a detached bungalow situated in a highly desirable location, offering excellent potential for buyers looking to modernise and create a home to their own specification. The property sits within a private plot and benefits from single storey living with a simple and functional layout. The accommodation currently comprises one double bedroom, a bathroom, kitchen, conservatory and a generous reception room, presenting a fantastic opportunity for improvement and value enhancement.

The main reception room is well proportioned and benefits from a large bay window allowing for good natural light. The kitchen is fitted with a range of units providing practical workspace and storage, and opens through to the conservatory which acts as an additional living space overlooking the garden. The conservatory provides direct access to the patio and garden, creating good indoor and outdoor flow, while the bedroom is a comfortable double room with built in storage and the bathroom is fitted with a bath and overhead shower.

A key selling feature of 8 Garden Avenue is the rear garden. The garden is a fantastic size, mainly laid to lawn with mature planting and a greenhouse, offering a high level of privacy and excellent potential for landscaping or outdoor entertaining. Further benefits include a front garden, mature shrubs and trees, and driveway parking. Overall, this is an ideal opportunity for buyers seeking a property they can update and personalise in a great location, with the added benefit of a superb garden.



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.