



White Gates, East Bracklesham Drive, Bracklesham Bay,  
West Sussex

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# White Gates, East Bracklesham Drive, Bracklesham Bay, West Sussex, PO20 8JW

A stunning, contemporary coastal home with deluxe summer house and views over to The Solent and the Isle of Wight

East Wittering 1.4 miles, West Wittering Beach 3.5 miles, Birdham 2.8 miles, Birdham Pool Marina 4 miles, A27 (Chichester Bypass) 6.6 miles, Chichester railway station 7 miles (London Victoria 1hr 35 mins), Portsmouth International Port 23 miles

Reception hall | Sitting room | Kitchen/dining room | Utility | Cloakroom | Principal bedroom with en suite bathroom & walk-in wardrobe | 3 Further bedrooms, 2 en suite | Bed 5/office Balcony | Summer/garden house with cloakroom | Off-road parking | Garden | EPC rating D

## The property

With its aesthetic architectural design, White Gates offers a stylish and versatile home, with light-filled accommodation arranged across two floors. Artistic craftsmanship is showcased at the entrance portal and continues inside with a selection of beautifully designed internal doors and picture windows. On the ground floor, the spacious reception hall gives access into a bright sitting room which features a modern, glass fronted fireplace, skylights and a double-height sea-facing window. Filled with natural light courtesy of bi-fold doors to two aspects, the kitchen/dining room is fitted with sleek, contemporary cabinetry with a large island unit in complementary colour tone, whilst an adjoining utility provides a home for domestic appliances.

The principal room on the first floor has a gable window and French doors to a balcony affording an outlook to the sea, along with a smart walk-in wardrobe and a stylish en suite bathroom.

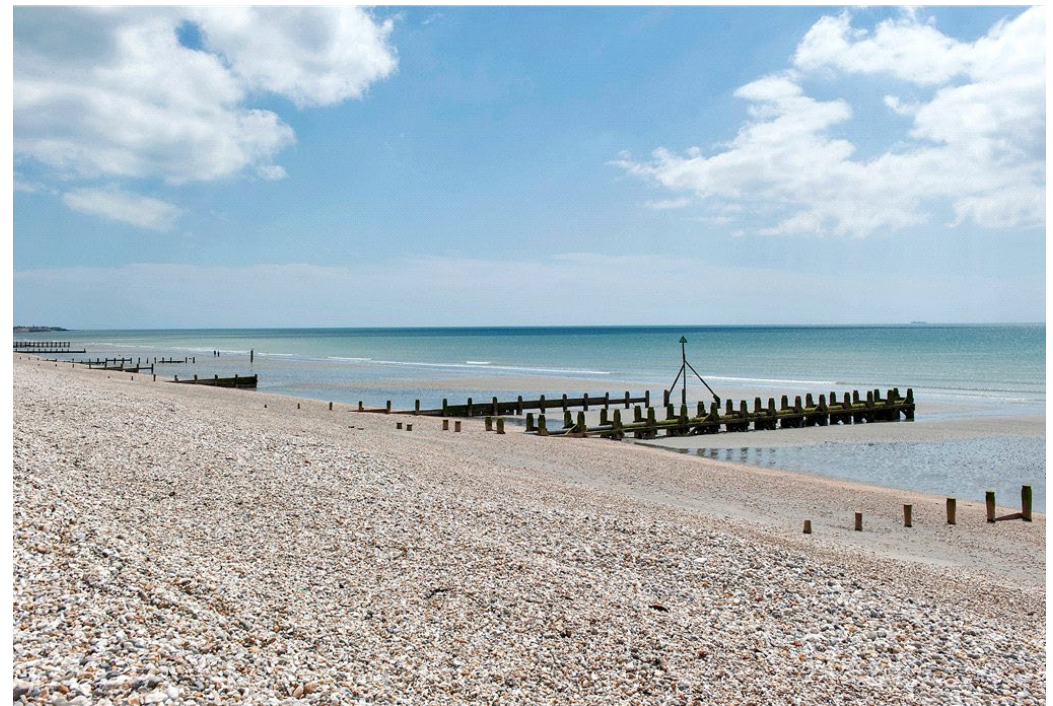
There is a further en suite bedroom upstairs and access to extensive eaves storage, whilst on the floor below, two bedrooms are on offer, one en suite, along with a third room which provides options for use as a study/home office. Flexible-use, supplemental accommodation is offered by a smart garden room which has two sets of glazed bi-folding doors and cloakroom facilities.

## Outside

White-painted walls at the frontage are topped by planting pockets and create an enclosure to a terrace which provides a sunny, southerly aspect to sit and enjoy the views over to the sea, with direct access from the kitchen/dining room. A side path provides a route to the rear garden which offers a low-maintenance outdoor space ideal for those seeking a lock-up and leave coastal home, whilst also providing a gravelled, blank canvas for full-time owners to establish as preferred. There is plenty of space for al fresco dining, entertaining or just relaxing whilst enjoying the idyllic seaside setting. Parking for several cars is provided on a driveway at the front of the property.

## Location

The coastal village of Bracklesham Bay offers a popular beach for water sports enthusiasts and is home to the much-favoured café, Billy's on the Beach. Whilst there are local amenities in the village, including a Co-op food store, nearby East Wittering provides a good selection of independent shops, along with a primary school, medical centre, dental practice, chemist and two convenience stores. For sailing enthusiasts, Birdham Pool Marina offers a mix of pontoon berths and first-class facilities, with Chichester Marina just beyond having additional options for sailors, including a Yacht Club. Chichester to the north has an extensive range of shopping, leisure and cultural facilities, including the renowned Chichester Festival Theatre. Secondary schooling is available in Chichester, including the outstanding-rated Bishop Luffa School, with Portsmouth Grammar also within easy reach.



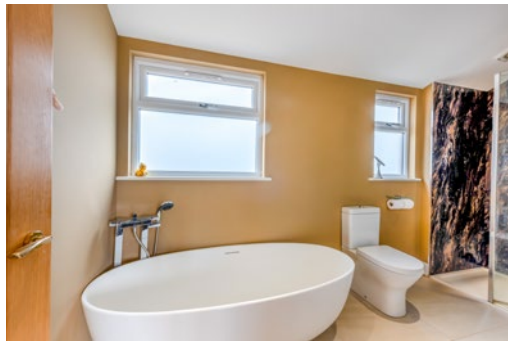










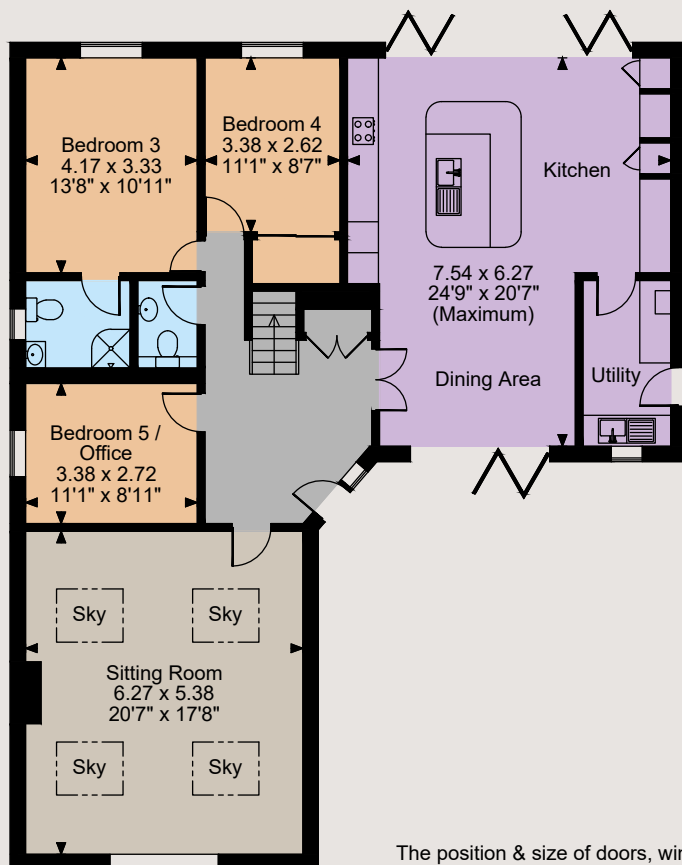




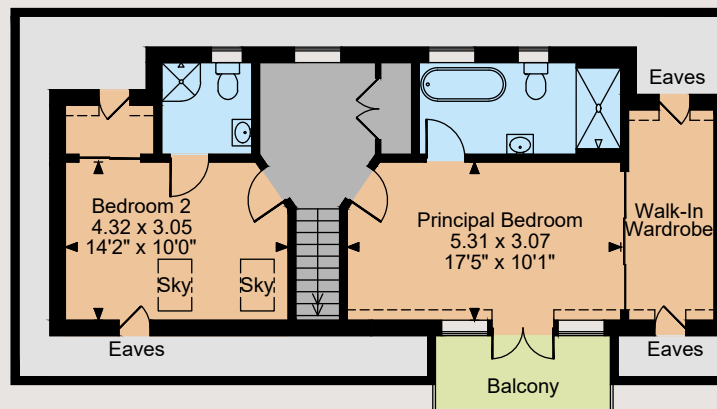




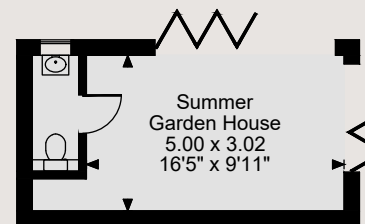
Floorplans  
Main house internal area 2,152 sq ft (200 sq m)  
Outbuildings internal area 197 sq ft (18 sq m)  
For identification purposes only.



Ground Floor



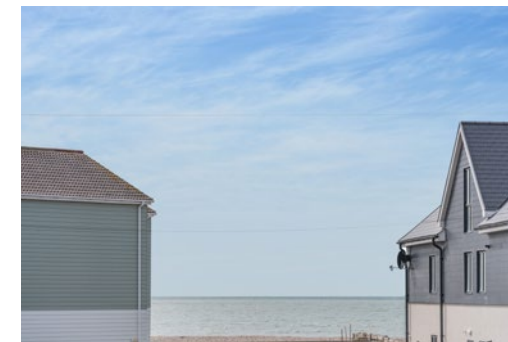
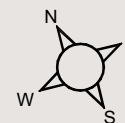
First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From the A27/Chichester Bypass exit onto the A286 Birdham Road and after approximately 4 miles take the left turning to join the B2198/Bell Lane, which links to Bracklesham Lane. After 2 miles, at the T-junction, turn left onto East Bracklesham Drive where the property will be found on the left.

## General

**Local Authority:** Chichester District Council  
**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Chichester

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