



Waterside

Concord, East Bracklesham Drive, Bracklesham Bay,
Chichester, West Sussex

For the finer things in property.



Concord, East Bracklesham Drive, Bracklesham Bay, Chichester, West Sussex PO20 8JW

A spectacular contemporary beachside property located towards the end of a private road with stunning far reaching views towards the Isle of Wight

East Wittering 1.2 miles, West Wittering 3.5 miles. Birdham 3.5 miles, Birdham Pool Marina 4 miles, A27 (Chichester Bypass) 6.7 miles, Chichester railway station 7 miles (London Victoria 1hr 35 mins), Portsmouth 22 miles

Ground Floor: Entrance hall | Open plan second Kitchen/family room | Utility | Plant room
Three bedrooms, one en suite | 2 Front and 2 rear balconies

First Floor: Main open plan reception/kitchen/dining room | Principal bedroom suite with Jack and Jill bathroom and dressing room | Study
2 Front and 2 rear balconies | Two double garages | EPC Rating C

The property

Concord is a fabulous individual detached house constructed of brick elevations with stone slips and extensive glazing under a large clay tiled roof. Designed and built to an exacting specification, the property offers extremely generous, light and flexible accommodation.

Innovative features include recently installed solar panels with battery backup, frameless glazed balcony surrounds, ground source heat pumps, 24/7 heat recovery ventilation and comfort cooling system, Smart home intelligence system, heat reflective glass, and marine grade external finishes.

The generous vaulted reception hall has a stylish staircase leading to the galleried and

vaulted open plan first floor accommodation comprising: a reception room with wood-burning stove, balcony and spectacular views over the rear gardens out to sea with the Isle of Wight on the horizon, a bespoke kitchen with central island unit, tiled floor and stone work surfaces with a range of quality appliances including a Wolf gas range cooker, Sub Zero fridge-freezer, wine cooler, Miele microwave and plate warming drawer, the adjoining dining room with balcony and study, both with stunning views northwards over neighbouring rooftops and fields towards the South Downs. Completing the first floor accommodation is the principal bedroom with full width balcony, en-suite bathroom with Jack & Jill access to adjoining dressing room/bedroom 2 with balcony and access to attic storage.

On the ground floor there are three double bedrooms, each with a balcony and one with an en-suite, a shower room, cloakroom, utility room, plant room and spacious family room with beach kitchen, well equipped with Miele appliances, and large balcony with steps leading down to the enclosed rear garden.

Outside

The property is approached from the private 'unadopted' road through an entrance leading into an expansive brick paviour parking area leading to the two detached electrically operated double garages, fully insulated and with underfloor heating. A gated entrance with glass covered walkway over leads into the enclosed courtyard with automated water feature. Paths and steps meander around and up through the landscaped borders to the front door. A large side passageway with heated outdoor shower provides space for a small boat.

At the rear of the property are the beautifully landscaped south-facing gardens. The secluded first garden is well enclosed, mainly paved with a small area of gravel framed with well stocked borders and large brick built barbeque.











Outside cont/d

Steps lead up to the second garden through deep borders stocked with striking architectural plants and edged with feature timbering. This garden is more rustic and provides a lovely seating area with views over the sea. A timber walkway leads to the gravelled garden which provides direct access to the beach.

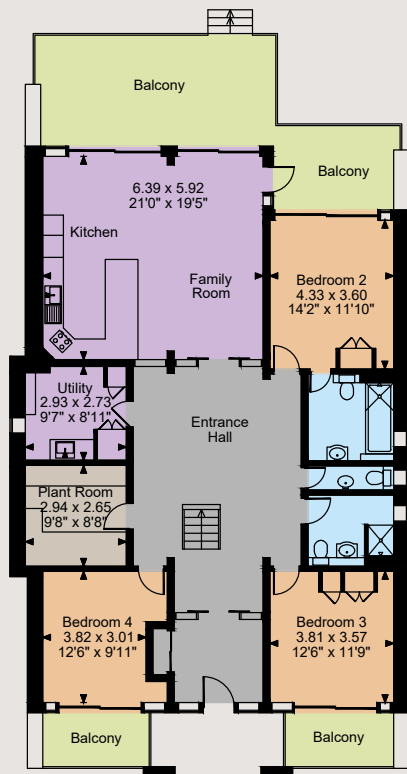
Location

With panoramic views over The Solent to the Isle of Wight, 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 some local amenities in the village, nearby East Wittering provides a good selection of independent shops, including a butcher and fishmonger, 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 is just five miles away, offering an extensive range of shopping, leisure and cultural facilities, including the renowned Chichester Festival Theatre. Horse racing and motoring events can be found at Goodwood to the north of the city, along with a Health Club and golf course. Secondary schooling is available in Chichester, including the outstanding-rated Bishop Luffa School, with Portsmouth Grammar also within easy reach.

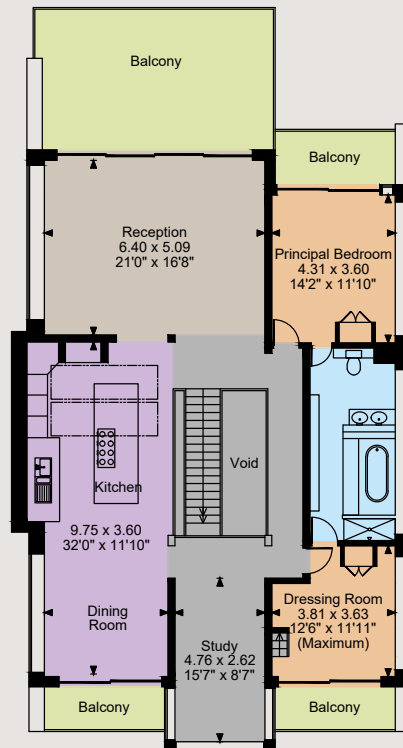




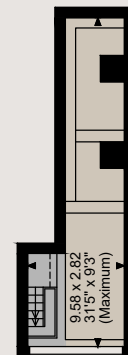
Floorplans
 Main house internal area 3,550 sq ft (330 sq m)
 Garages internal area 717 sq ft (66 sq m)
 Balcony internal area 891 sq ft (83 sq m)
 Total internal area 4,267 sq ft (396 sq m)
 For identification purposes only.



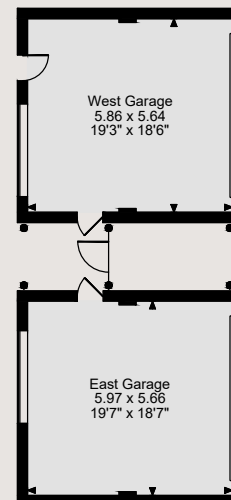
Ground Floor



First Floor



Attic Storage



Directions

From the Stockbridge roundabout take the A286 southwards towards The Witterings. At Birdham, take the first exit off the small roundabout into Bell Lane (B2198). After 2.3 miles turn left onto the private road, East Bracklesham Drive. Continue for 0.7 miles where the entrance to Concord will be found on the beach side, the right hand side of the road.

General

Local Authority: Chichester District Council
Services: Mains gas, electricity, water & drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,500,000
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Chichester office

31 North Street, Chichester, PO19 1LX

01243 832600

chichester@struttandparker.com
 struttandparker.com

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

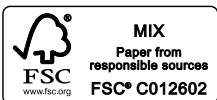
□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8579359/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2024. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

