



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**10 Marineside, Bracklesham Bay, PO20 8JJ**

# 10 Marineside, Bracklesham Bay PO20 8JJ

Guide Price £499,950

Tucked away in an exclusive gated beachfront development in Bracklesham Bay, this beautifully presented three-bedroom townhouse enjoys a prime coastal setting with spectacular sea views and stylish, split-level interiors. Just moments from the shoreline, it offers a perfect blend of comfort, quality and beachside living – ideal as a main home, weekend retreat or holiday investment.

The property opens into a welcoming entrance hall with cupboard space for shoes and coats, along with a smart ground floor shower room – ideal for freshening up after a day on the beach.

Up on the next level sits the contemporary kitchen and dining area, which has been thoughtfully re-fitted with stone work surfaces and features a range of integrated appliances. The open-plan layout makes it a sociable and stylish space, perfect for family meals or entertaining. Sliding doors lead out to a rear-facing balcony with steps down to the private courtyard garden – a low-maintenance and sun-trap spot with a relaxed beachside feel.

A half flight of stairs leads to the main sitting room, a beautiful space with large windows and a second balcony enjoying far-reaching sea views across Bracklesham Bay. Light and airy, it's the perfect setting to relax or unwind at any time of day. From this level, there is also access to a generous storage area, which some residents have used as a play area for young children or simply for additional storage – offering useful and flexible space tucked away from the main living areas.



Continuing upwards, the next level features two well-proportioned bedrooms along with a modern family bathroom finished in calming, neutral tones. Whether used for guests, children, or as a home office, these rooms offer excellent versatility.

At the very top of the house is the principal bedroom suite, which enjoys the most spectacular of the sea views. Complete with a stylish en suite shower room, it provides a peaceful and private retreat in which to begin or end your day.

The home is presented in excellent condition, with tasteful décor, modern flooring, and a clear coastal theme throughout that perfectly complements its surroundings. The clever split-level design brings architectural interest and allows for natural separation between living and sleeping areas. Gas central heating provides year-round comfort.

To the front, a private driveway leads to an integral garage, offering secure parking or useful storage. While there is currently no internal access from the house, there is potential to create a connecting door (subject to consents), providing even greater day-to-day functionality.

In addition, there is substantial under-property storage, accessed externally from the rear of the house. This area is ideal for storing small boats, kayaks, paddleboards, bikes, or garden equipment.

Residents of this exclusive development also benefit from a private boat park, concrete ramp, and electric winch – making launching and retrieving watercraft simple and convenient, and adding to the appeal for sailing and watersports enthusiasts.

This superb coastal home is offered with no onward chain, allowing for a smooth and swift purchase.

**Tenure** Freehold | **Council Tax** Band C | **EPC** D

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

Estate service charge of £770 per annum, administered by KTS Estate Management.



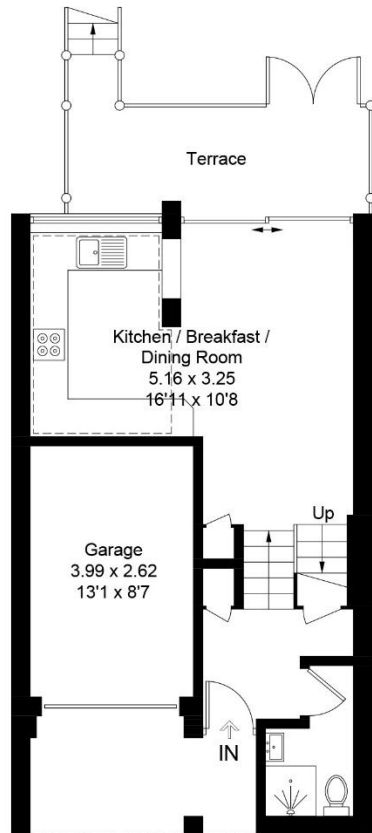


# 10, Marineside, PO20 8JJ

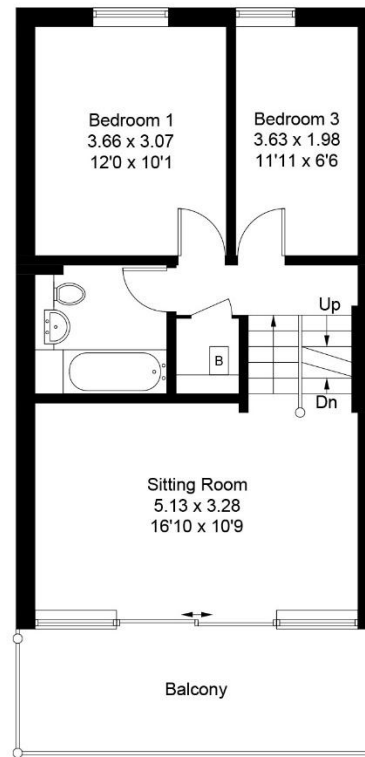
Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

Garage = 10.4 sq m / 112 sq ft

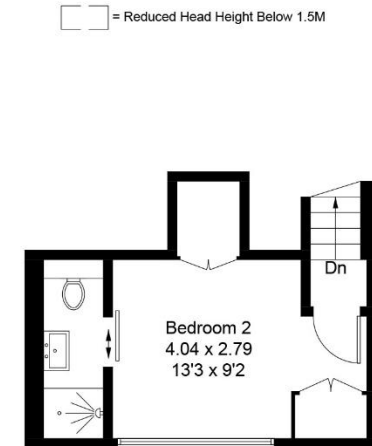
Total = 105.7 sq m / 1138 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991