









**\*\*PURCHASER INCENTIVE AVAILABLE ON THIS PROPERTY\*\* 50% NOW SOLD!** Latitude & Longitude are a pair of exceptional new-build homes forming an exclusive development of just two properties in the heart of Bracklesham Bay, moments from the beach. Designed for modern coastal living, these homes offer a perfect balance of luxury, energy efficiency, and relaxed seaside style.

- LUXURIOUS SYLVARNA KITCHENS + SEPERATE UTILITY
- STUNNING COASTAL LOCATION
- LANDSCAPED GARDENS AND TERRACE
- SPACIOUS DOUBLE BEDROOMS
- PRIVATE DRIVEWAY PARKING
- HIGH-SPEC FINISH THROUGHOUT
- OPEN-PLAN LIVING SPACES
- PORCELAIN-TILED BATHROOMS
- ENERGY EFFICIENT DESIGN
- MOMENTS FROM THE BEACH



# East Bracklesham Drive, Bracklesham Bay

Approximate Gross Internal Area = 169.3 sq m / 1822 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 10 sq m / 108 sq ft

Total = 179.3 sq m / 1930 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.