





40 Russell Road

West Wittering, Chichester

Tucked away in a quiet private drive at the very end of Russell Road, this deceptively spacious three-bedroom home offers generous living accommodation and beautifully maintained gardens to both the front and rear. Having been extended in previous years, the layout flows smoothly and offers a wonderful sense of space throughout.

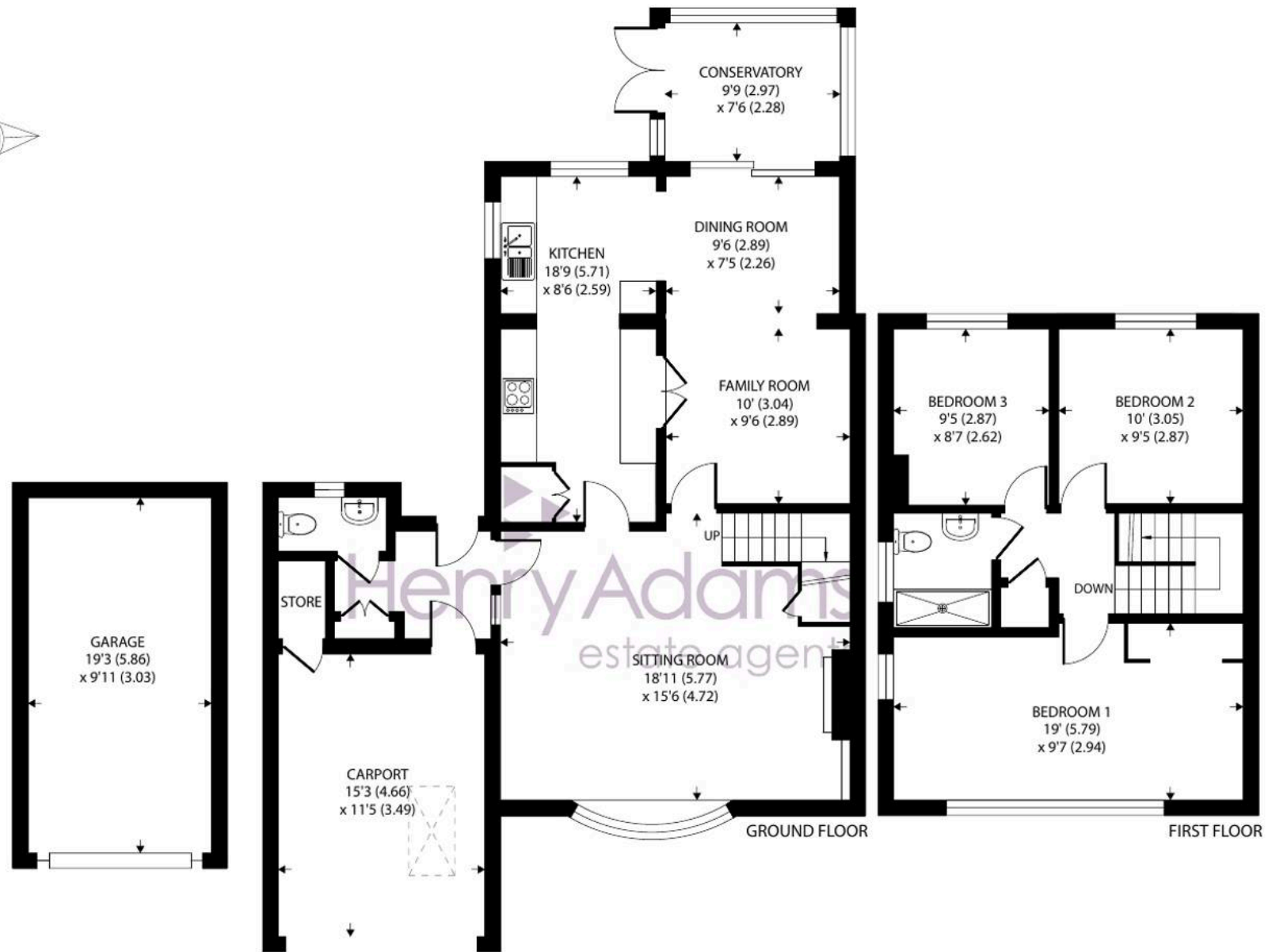
As you step inside, you are welcomed by a useful cloaks area with hanging space for coats and a downstairs WC, there is also a handy door leading directly out to the garden. The main living room is light and airy, with an open fireplace as its focal point and a large bay window overlooking the front garden. The sleek, modern kitchen features glossy white cabinetry and ample storage, thoughtfully designed, and extended to create an open-plan feel that leads into the dining and snug area, ideal for everyday living and entertaining. A further addition of a conservatory to the rear offers even more reception space, perfectly positioned to enjoy the outlook over the garden.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is particularly spacious, enjoying a dual aspect with views towards the South Downs and plenty of space for wardrobes or even a dressing area. The second bedroom is a comfortable double overlooking the rear garden, while the third makes a lovely single or home office, also benefitting from a garden outlook. An adapted bathroom completes the upstairs accommodation, and a loft hatch with an integrated ladder on the landing, provides access to a useful loft space.

Outside, the rear garden is a real feature, beautifully mature with established borders, the trees along the boundary create a great sense of privacy. Although east-facing, the garden enjoys sun throughout the day thanks to its impressive length. There are four sheds in total, two with power, plus a raised decking area at the far end. Gated side access adds to the practicality. To the front, the home offers a carport and generous off-road parking for four to five vehicles, as well as a lawned front garden and a garage in a nearby compound.



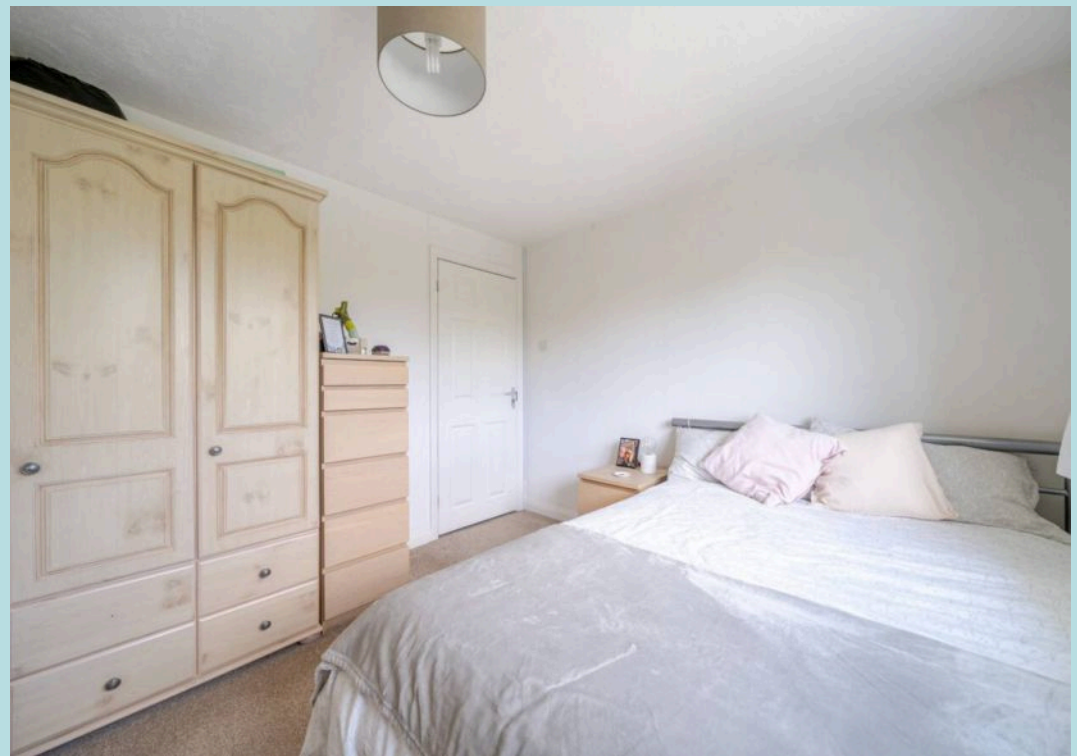




Approximate Area = 1284 sq ft / 119.2 sq m (excludes garage & carport)

For identification only - Not to scale







40 Russell Road

West Wittering, Chichester

A spacious three bedroom home with stunning mature gardens, tucked away at the end of a private drive. Boasting a generous driveway, carport, garage in a nearby compound, and offered with no forward chain.

Chichester District Council Tax Band C 2025/26 £2076.73

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Private Cul-de-sac Location
- Three Bedroom House
- Living Room with Feature Fireplace
- Modern Kitchen
- Conservatory
- Dining / Snug Area
- Large Rear Garden with Mature Planting
- Garage, Carport and Driveway
- Close Proximity to the Village and Beach
- No Forward Chain

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.



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