





# Lone Beech Elms Ride

West Wittering, Chichester

Detached family home of 2,344 sq ft within a HIGHLY DESIRABLE PRIVATE West Wittering estate. Home office, VERSATILE ACCOMMODATION, garage.

Lone Beech is a spacious and incredibly versatile detached chalet-style home set within one of West Wittering's most sought-after private estates. This much-loved property offers flexible accommodation and a lovely flow throughout, ideal for family life or entertaining.

Through the front door you are greeted by a welcoming entrance hall, with double doors opening into a bright and generously sized sitting room. A feature fireplace adds warmth and character, while the southerly aspect fills the space with natural light. The separate dining room enjoys views over the rear garden and links through to a well-appointed kitchen fitted with classic shaker-style units and integrated appliances, including an oven, hob, dishwasher and fridge/freezer.

Off the kitchen, the conservatory provides a peaceful spot to unwind or enjoy a morning coffee, with views out to the garden. There's also a handy study/home office, perfect for those working from home.

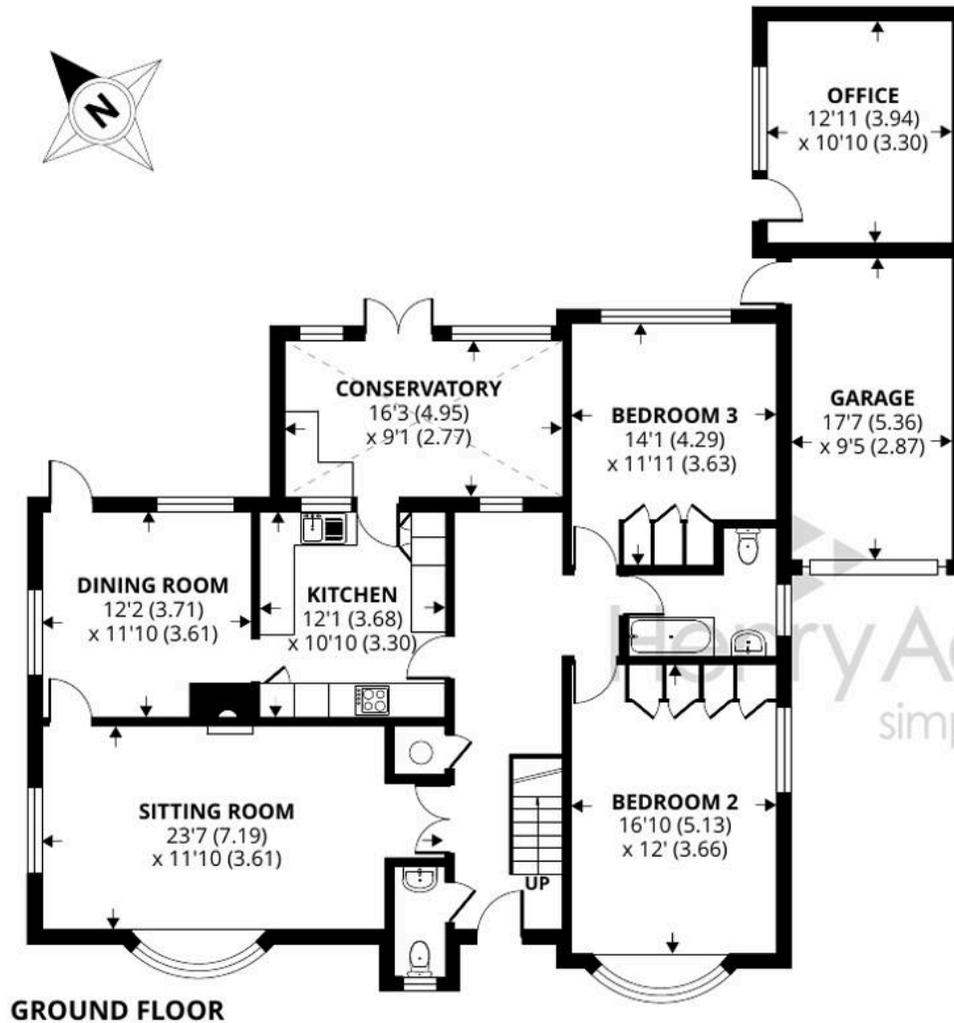
The ground floor also offers two double bedrooms, both with fitted wardrobes, along with a family bathroom and a separate cloakroom for guests. Upstairs, the principal bedroom is a fantastic size and comes complete with its own dressing room and en suite bathroom. The fourth bedroom is also on this floor and benefits from an en suite shower room, ideal for guests or older children.

Outside, the driveway provides plenty of off-road parking and leads to an integral garage. The rear garden is a real highlight, private, well established and mainly laid to lawn with a wonderful mix of mature planting that offers colour and interest throughout the seasons.

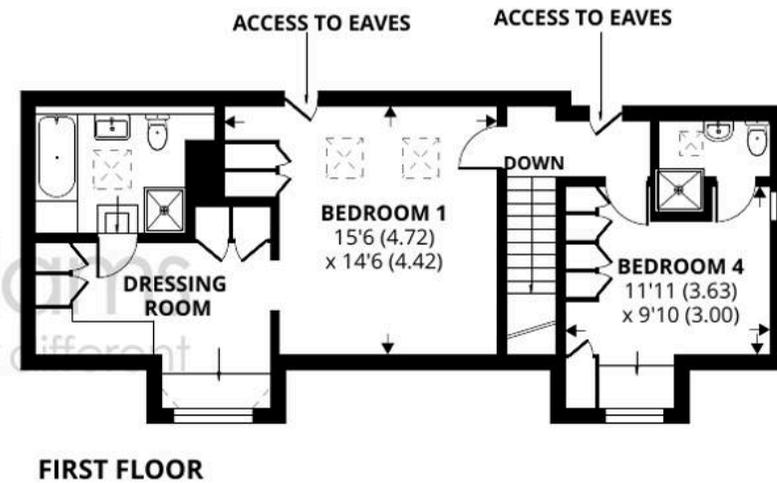
Carpets, Curtains, Blinds and Light Fittings included within the sale price.







Denotes restricted head height



## Lone Beech, Elms Ride, West Wittering

Approximate Area = 2204 sq ft / 204.7 sq m (includes garage)

Outbuilding = 139 sq ft / 13 sq m

Total = 2344 sq ft / 217.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 947635





## Lone Beech Elms Ride

West Wittering, Chichester

Chichester District Council Tax Band F £3374.70

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Chalet Bungalow
- Four Double Bedrooms
- Two En-Suites and Family Bathroom
- Separate Lounge and Dining Room
- Private Rear Garden
- Garage and Office
- Driveway and Carport
- Sought After Private Road
- Situated in the heart of West Wittering

West Wittering is a well-regarded coastal village on the south coast of West Sussex, known for its sandy beach and position within the Chichester Harbour Area of Outstanding Natural Beauty. The village has a friendly community feel, with a local pub, primary school, church, and convenience shop at its centre. Popular with both residents and visitors, the area is ideal for walking, cycling and watersports, thanks to the open countryside, coastal footpaths and easy access to the water. Chichester is around eight miles away and offers a wider range of shops, restaurants and transport links, including a mainline station with services to London.



## Henry Adams – East Wittering

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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