





6 Solent Road

East Wittering, Chichester

A well-positioned two-bedroom bungalow with a garage, private garden and excellent potential for modernisation, offered to the market with no forward chain.

Just moments from the beach and within easy reach of the village shops, 6 Solent Road is a well-positioned two-bedroom bungalow offering excellent potential for modernisation and extension (subject to the necessary planning permissions). With no forward chain, it presents an exciting opportunity for buyers to create their ideal coastal home.

To the side of the property, a covered walkway links the detached garage to the main house and offers direct access to the rear garden, a useful feature for day-to-day convenience.

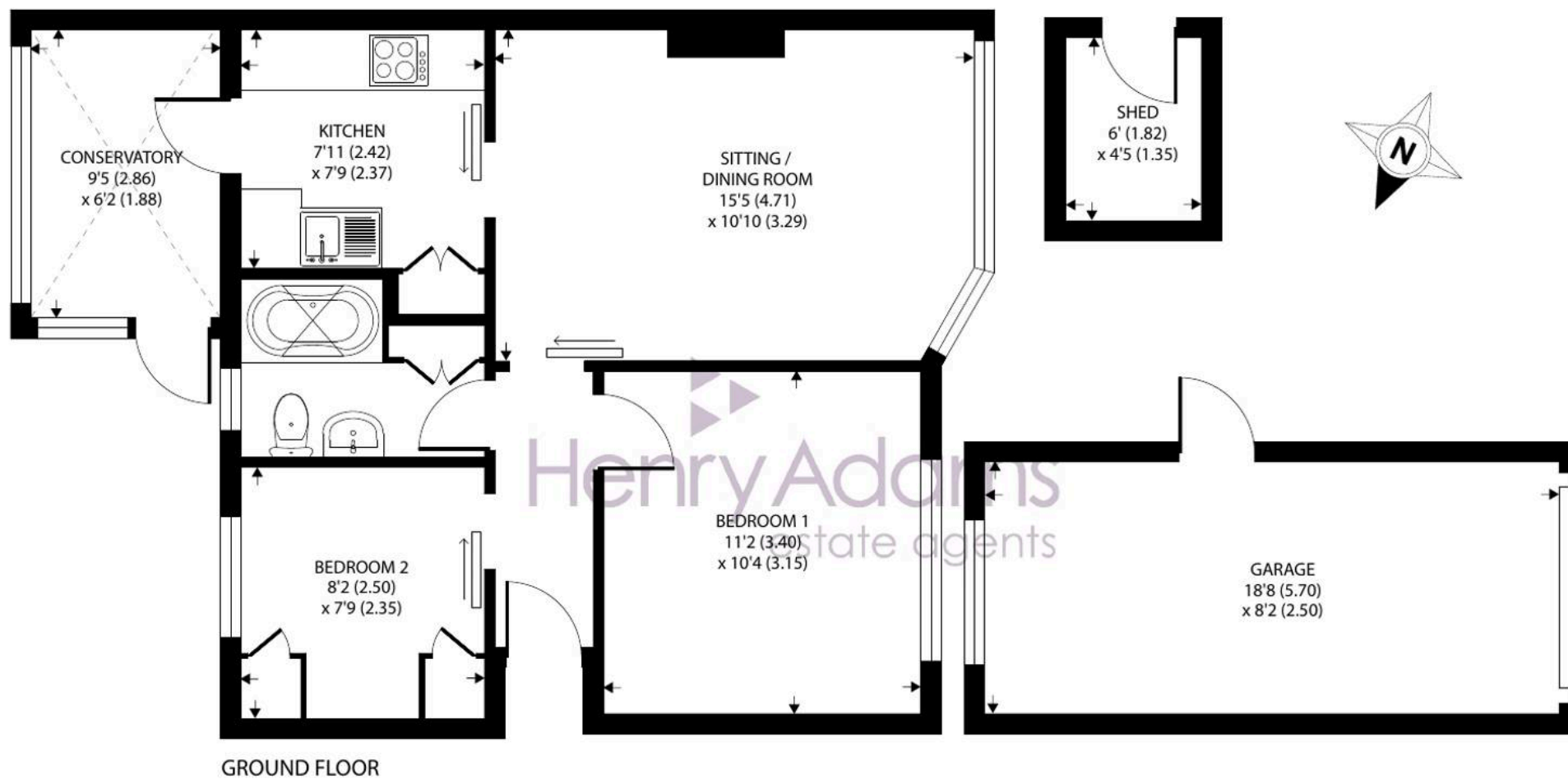
Stepping inside, a welcoming hallway leads to the principal living areas. The bright and airy lounge flows through to the kitchen, which is fitted with neutral shaker-style cabinetry and a range of floor and wall units, with space for freestanding appliances. From here, a conservatory extends the living space further, providing a lovely spot to relax, with doors opening out to the rear garden and creating a natural connection between inside and out.

There are two bedrooms, one positioned to the front of the property and the other overlooking the rear garden. The second bedroom benefits from built-in storage, and both rooms are served by a bathroom with a shower over the bath.

Outside, the rear garden is mainly laid to lawn and bordered by mature shrubs, offering a good degree of privacy along with a raised decking area and a useful garden shed. The front of the property also features a lawned area, perfect for enjoying the sun throughout the day, and a driveway providing off-road parking. The garage includes power and lighting, ideal for storage or further utility use.







Approximate Area = 566 sq ft / 52.5 sq m (excludes garage)

Outbuilding = 26 sq ft / 2.4 sq m

Total = 592 sq ft / 54.9 sq m

For identification only - Not to scale







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Chichester District Council Tax band: D 2025/26 £2341.09

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Moments from the beach
- Close to village shops
- Excellent modernisation potential
- Scope to extend (STPP)
- No forward chain
- Conservatory with garden access
- Detached garage with power
- Front and rear gardens
- Driveway parking for multiple vehicles
- Peaceful, sought-after coastal location

East Wittering is a vibrant coastal village on the south coast of West Sussex, offering a relaxed seaside lifestyle with a strong sense of community. Just moments from the beach, the village centre provides a wide range of amenities including independent shops, cafés, restaurants, a post office, GP surgery, pharmacy, and supermarkets, along with well-regarded local schools. The beach is perfect for swimming, paddleboarding, and coastal walks, with far-reaching views across Bracklesham Bay to the Isle of Wight. West Wittering's renowned sandy beach is also close by. Regular bus links connect East Wittering to Chichester, which offers mainline rail services to London and a wealth of shopping, dining, and cultural attractions. The village is ideal for both full-time living and weekend escapes.



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