



Haven Cottage, 4 Charlmead, East Wittering

Guide Price £975,000 Freehold



Haven Cottage, 4 Charlmead

East Wittering, Chichester

Haven Cottage is a beautifully renovated home that perfectly balances character and modern living. Situated in a highly desirable private road in East Wittering just moments from the beach at East Wittering.

- Finished to a very high standard
- Sylvarna kitchen with vaulted ceiling
- Feature log burner in the living / dining room
- Three bedrooms on the ground floor
- Littlejohn Bathroom
- Principal bedroom with en suite and balcony / Self contained annex
- Private rear garden with enclosed seating area
- Enclosed southerly front garden
- Parking for multiple vehicles

Tenure: Freehold

EPC: C

Chichester District Council Tax Band - D, 2025/26 - £2341.09

Haven Cottage, 4 Charlmead

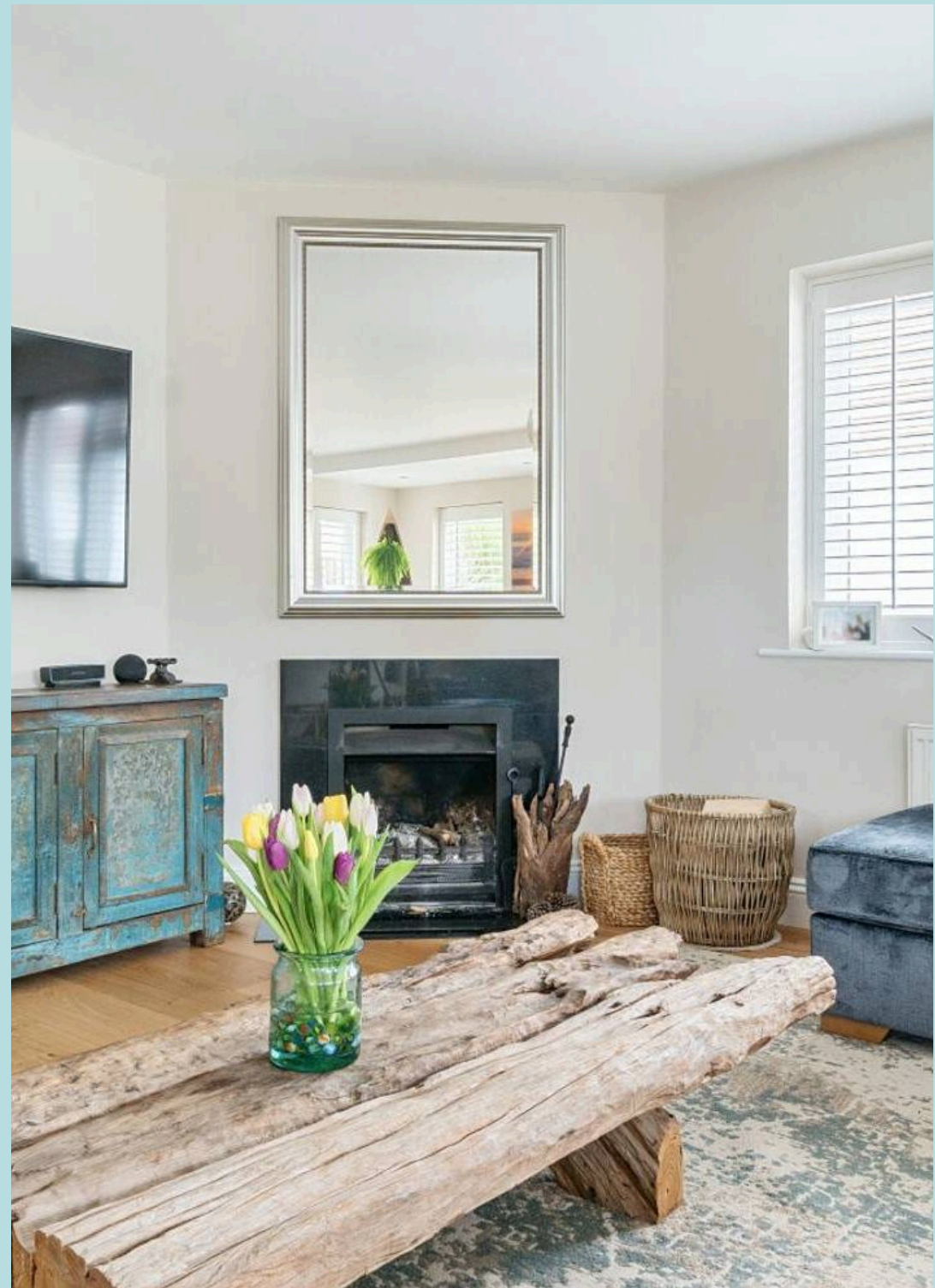
East Wittering, Chichester

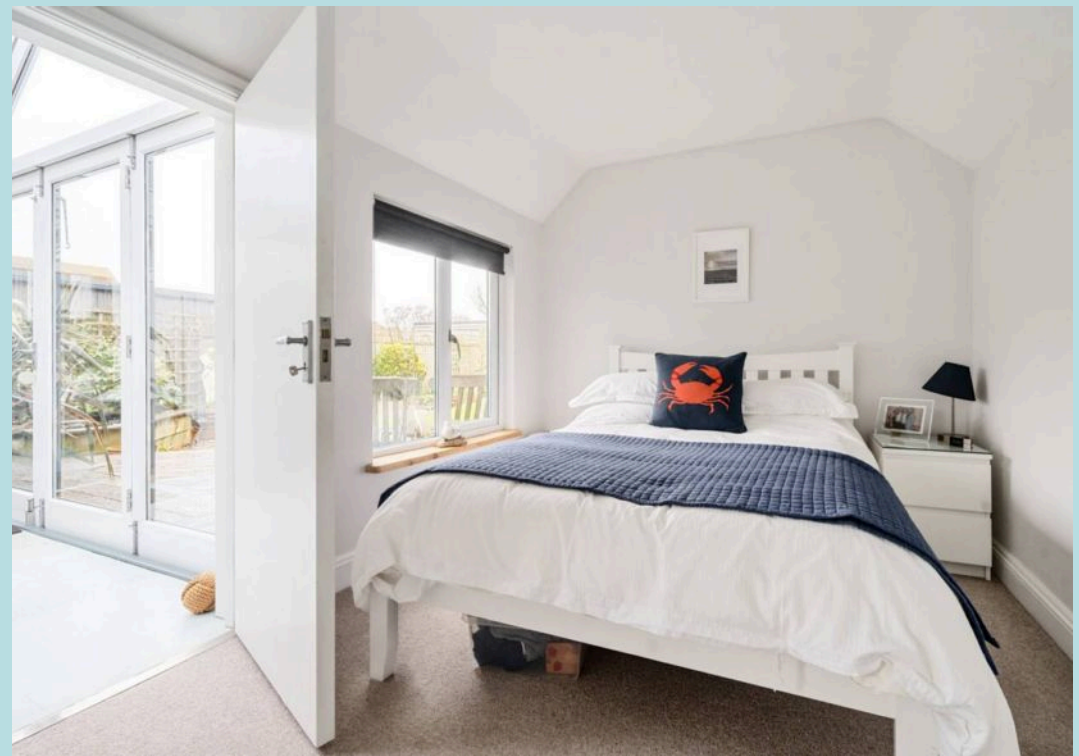
Haven Cottage is a beautifully renovated home that perfectly balances character and modern living. Finished to a high standard throughout, the property features a Sylvarna kitchen with a vaulted ceiling, Velux windows, and direct access to the rear garden, making it a bright and welcoming space at the heart of the home.

The ground floor offers a spacious sitting room with plenty of natural light, leading to a study/fourth bedroom, ideal for home working or additional guest accommodation. The living/dining room is a fantastic space for entertaining, with doors opening out to the garden. There are also two good-sized bedrooms on this level, along with a utility room and a store/workshop for extra storage.

A key feature is the principal bedroom with an en-suite, a living area/additional bedroom, and a fully equipped kitchenette, all with its own separate access. This setup lends itself well to being a self-contained annex. It also has its own south-facing enclosed garden, making it ideal for a holiday let, guest accommodation, or extended family. Currently operating as a highly successful Airbnb, it has an excellent track record as an additional income stream.

Outside, you will find a large rear garden benefiting from excellent sun exposure and an enclosed seating area / BBQ space, providing excellent outdoor entertaining options. To the front, there is an equally sun-trapped enclosed garden and parking for multiple cars. Located in the popular coastal village of East Wittering, Haven Cottage is a fantastic home with flexible living space and a high-quality finish.







4 Charlmead, East Wittering

Approximate Area = 1945 sq ft / 180.7 sq m (excludes BBQ Area)

Limited Use Area(s) = 74 sq ft / 6.9 sq m

Outbuildings = 175 sq ft / 16.2 sq m

Total = 2194 sq ft / 203.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Henry Adams. REF: 1235524







Location

Situated just a short walk from the beach, within East 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 worldfamous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.





Henry Adams
estate agents

An aerial photograph of a coastal town at sunset. The sky is filled with soft, orange and pink clouds. The sea is visible in the background, with waves breaking on the shore. In the foreground, a dense residential area is shown, with many houses of various styles and colors. A purple arrow points from the text 'Henry Adams estate agents' down to a specific property in the town.



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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.