





## 7 Charlmead

East Wittering, Chichester

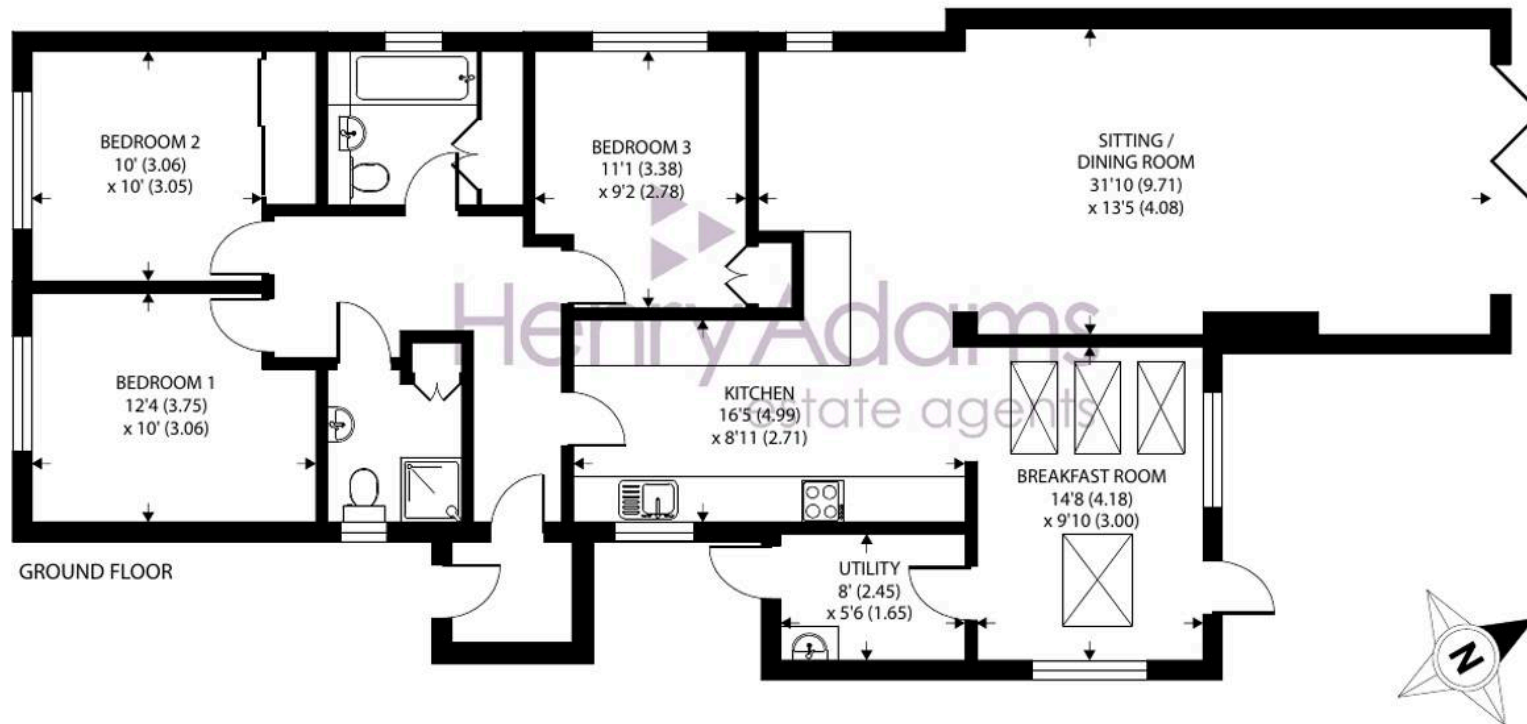
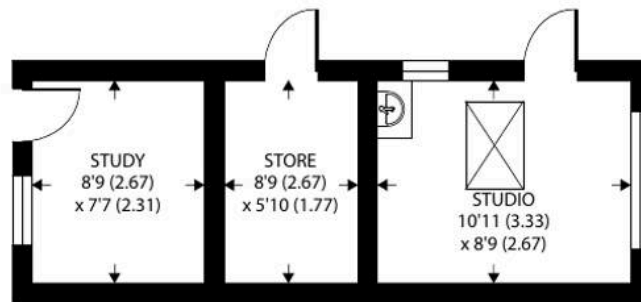
Situated in a sought-after location close to the Beach and East Wittering village offers flexible accommodation.

- Three Bedroom Extended Detached Bungalow
- Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room and Study
- Detached Studio and Store
- Bathroom & Shower Room
- Offered with No Forward Chain
- Sought-After Location Close to the Beach & East Wittering Village Centre
- Driveway Parking for Several Vehicles

Situated just a short walk from the beach, within the sought-after coastal village of East Wittering, around seven miles south-west of Chichester. The beaches here enjoy beautiful views across the Solent towards the Isle of Wight and are well known for watersports, particularly kitesurfing and windsurfing. The village offers a great range of local amenities including an infants and junior school, GP surgery, dentist, library, two mini supermarkets and a selection of independent shops, cafés and restaurants. There is also a regular bus service into Chichester, which provides a wider choice of shops, leisure facilities, cinemas, and the renowned Festival Theatre, as well as a mainline railway station. The world-famous Goodwood Estate, with its Racecourse and Motor Circuit, lies just a few miles beyond Chichester.







Approximate Area = 1329 sq ft / 123.5 sq m  
 Outbuildings = 271 sq ft / 25.2 sq m  
 Total = 1600 sq ft / 148.6 sq m

For identification only - Not to scale







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Set along a quiet private road just moments from the heart of East Wittering village and the beach, this attractive detached bungalow offers spacious, well balanced accommodation with a lovely sense of light throughout. The property has been really well maintained and is presented in neat, move-in-ready condition, while also offering excellent scope for extension or modernisation in the future, if desired.

The sitting/dining room is a bright and welcoming space, with bi-fold doors opening onto the garden to create a seamless flow between indoors and out ideal for everyday living and entertaining alike. The kitchen is modern and well equipped, with a recent extension creating an adjoining breakfast area that's filled with natural light thanks to its vaulted ceiling and opens directly onto the garden. A separate utility room provides useful additional space.

There are three comfortable bedrooms, including a generous principal bedroom with fitted wardrobes, together with a family bathroom and an additional shower room.

Outside, the garden is private and neatly landscaped, offering plenty of space to relax or entertain. The detached studio, together with a study and store, provides great flexibility, perfect for working from home, hobbies, or guest accommodation. A further shed offers additional storage and a large gated driveway providing ample off-road parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Gas Fired Central Heating (Combi boiler installed in 2021)



## 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