





# 23 Culimore Close

West Wittering, Chichester

A three bedroom detached house conveniently situated for the village centre and the beach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three bedroom detached house
- Refurbished throughout
- Large kitchen and utility lean-to
- En suite shower room
- Low maintenance west facing rear garden
- Close to East Wittering village centre and the beach
- Garage and covered car ports
- Solar panels
- Storage shed and summer house
- No forward chain

East Wittering is a popular coastal village offering a relaxed seaside lifestyle combined with excellent local amenities. The village centre provides a wide range of independent shops, cafés, restaurants, and everyday services.

Renowned for its long, sandy beaches and scenic coastal walks, East Wittering is ideal for those who enjoy outdoor living, with sailing, paddleboarding and cycling all close at hand. The area is also surrounded by beautiful countryside, with the South Downs National Park easily accessible.

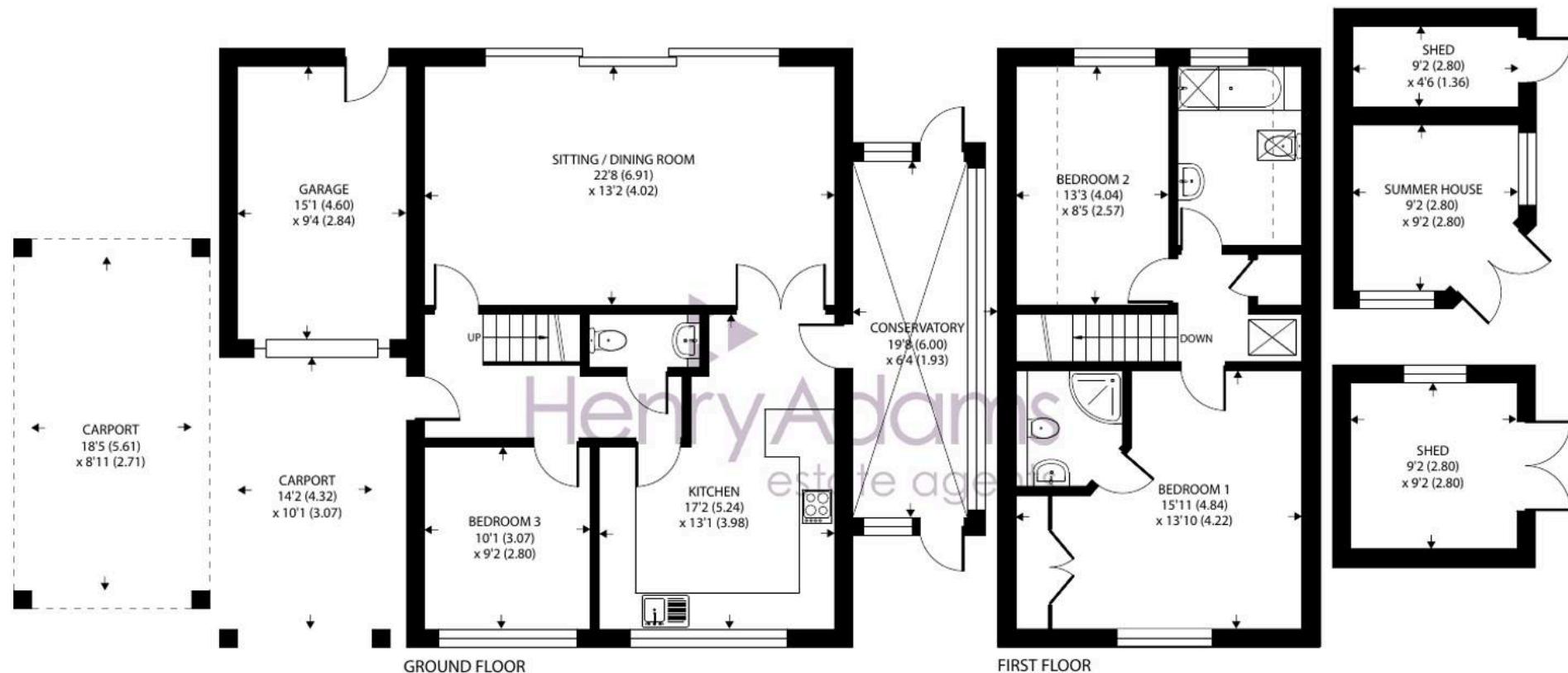
Transport links are convenient, with regular bus services to Chichester, where mainline rail services offer direct connections to London. Road access via the A27 provides further links along the south coast.







Denotes restricted head height



## 23 Culimore Close, West Wittering, Chichester

Approximate Area = 1301 sq ft / 120.8 sq m (excludes garage / carports)

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Outbuilding = 201 sq ft / 18.6 sq m

Total = 1548 sq ft / 143.6 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). ©nchecom 2026.  
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## 23 Culimore Close

West Wittering, Chichester

Situated in a quiet residential cul-de-sac close to the centre of East Wittering village and within West Wittering parish boundary, this well-proportioned three bedroom family home offers versatile accommodation, generous outbuildings and off-road parking, all within easy reach of the coast and local amenities.

The ground floor is arranged around a spacious sitting/dining room, providing an ideal space for both everyday living and entertaining, and enjoying views over the garden. A well appointed kitchen sits adjacent, offering ample storage and workspace. Also on the ground floor is a useful third bedroom with built-in storage, ideal as a guest room, home office or snug, along with a cloakroom.

Upstairs, the property offers two good-sized bedrooms, one with en suite shower room, and both served by a family bathroom. The principal bedroom benefits from air conditioning. The layout provides excellent flexibility for families or those seeking additional workspace.

Externally, the property benefits from a garage and carports. To the rear, there is a shed and summer house offering potential for hobbies, storage, or home working. The low-maintenance west facing garden has a large patio with an awning and lawn area. The property benefits from recently fitted solar panels.

This is a substantial and adaptable home in a sought-after coastal location, which is offered chain free.



## 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