









## 4 Church Road

East Wittering, Chichester

A well presented, three-bedroom detached bungalow conveniently situated close to East Wittering village centre and the beach.

**Council Tax Band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**

- Three bedroom detached bungalow
- Sitting room, dining area & snug
- Utility
- Cloakroom
- Off road parking for several vehicles
- Garage and storage
- Close to East Wittering village centre and the seafront
- Offered with no onward chain

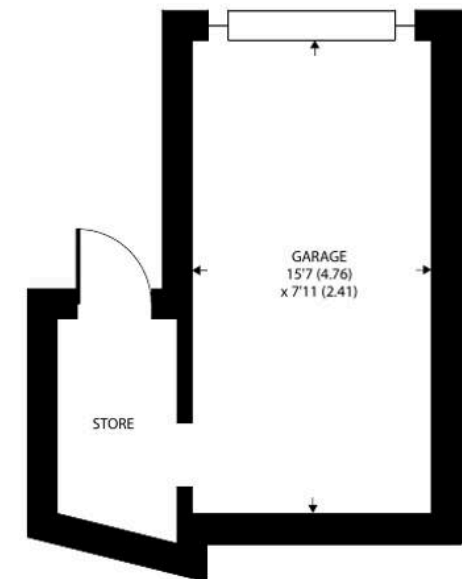
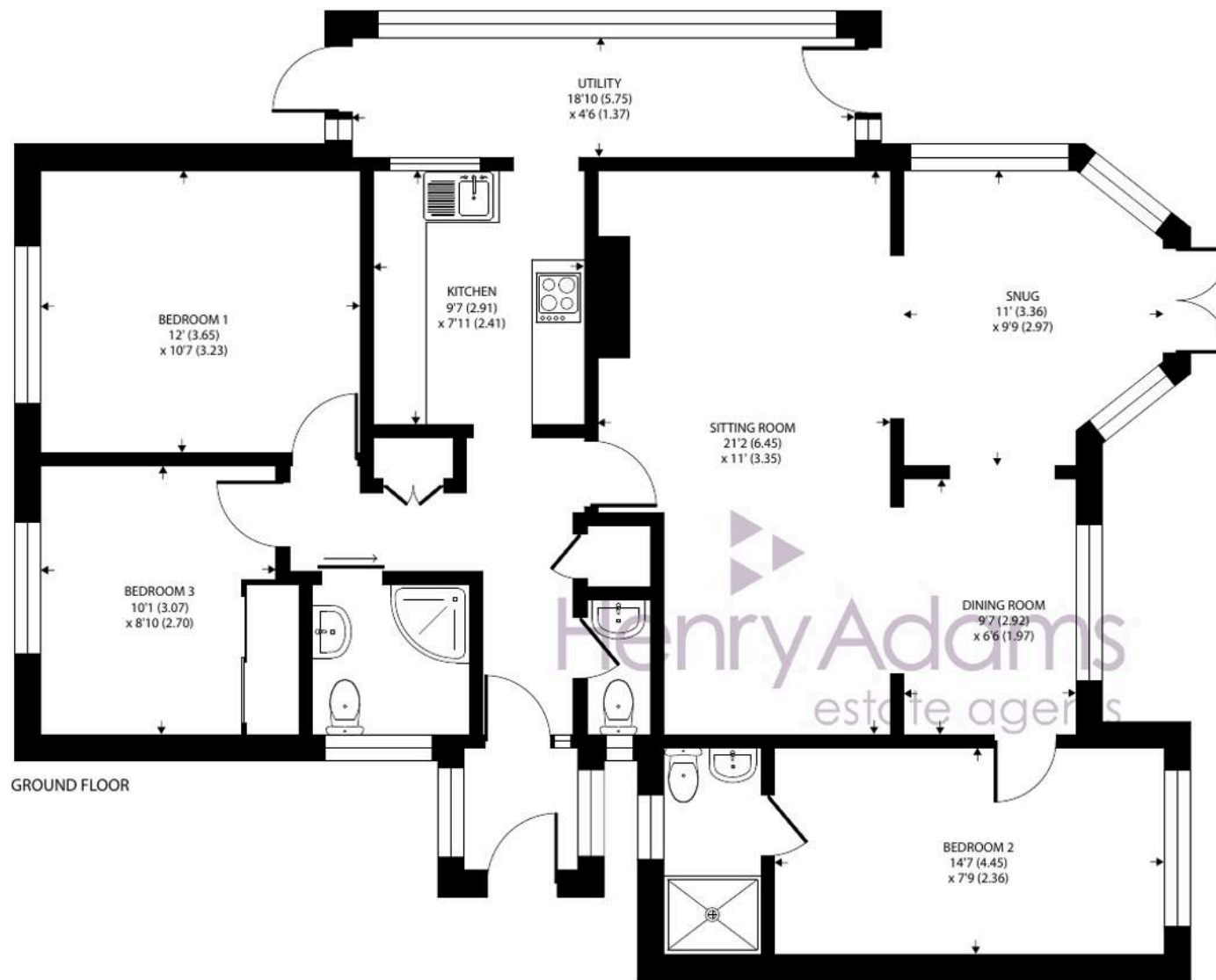
East Wittering is a highly desirable coastal village located approximately seven miles southwest of Chichester offering a relaxed seaside lifestyle with easy access to city amenities. The village enjoys a wonderful coastal setting, with sandy and pebbly beaches perfect for long walks, watersports, family days out and year-round enjoyment of the outdoors.

East Wittering is well connected by road and regular bus services to Chichester and surrounding area. The village itself has a range of independent shops, cafés, pubs and essential services, including a primary school, GP surgery and local amenities right on your doorstep.









Approximate Area = 1114 sq ft / 103.4 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1268 sq ft / 117.7 sq m

For identification only - Not to scale











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This well-proportioned and thoughtfully arranged detached bungalow offers versatile living with generous accommodation throughout. Extending to approximately 1,114 sq ft, excluding the garage, the property is ideally suited to families, downsizers, or those seeking flexible living space.

4 Church Road features a spacious open-plan sitting and dining room, providing an excellent environment for both everyday living and entertaining. This area flows seamlessly into an open snug, which benefits from a bay window and French doors opening onto the rear garden, creating an additional and highly usable reception space.

The fitted kitchen is well positioned within the layout and leads through to a practical utility room, offering further storage and external access. The accommodation is completed by three generous-sized bedrooms, served by a family bathroom and separate WC, with bedroom two further benefiting from an en suite shower room.

Externally, the property benefits from a detached garage with an adjoining store, providing excellent storage or workshop potential. The overall layout is both functional and adaptable, allowing prospective buyers to tailor the space to suit their individual needs. Situated in a desirable location close to East Wittering village and the seafront, this appealing home combines comfortable living with flexibility and practicality and is offered to the market 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 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.