



Downsea Chalet Nab Walk, East Wittering

Guide Price £475,000



Henry Adams
estate agents

Downsea Chalet Nab Walk

East Wittering, Chichester

Charming Two-Bedroom Home with Versatile Loft Space

Tucked away in a peaceful setting, this delightful two-bedroom home offers a warm and welcoming layout ideal for modern living. The ground floor features a bright sitting room with double doors that open to the outside, creating a light-filled space perfect for relaxing or entertaining. The adjacent kitchen is well-proportioned and functional, with a classic layout that makes the most of the space.

Both bedrooms are generously sized—Bedroom 1 enjoys a lovely aspect, while Bedroom 2 is a good size. The central bathroom is easily accessible from both rooms, adding to the practicality of the home.

A feature of this property is the useful spacious loft room on the first floor. This flexible area could be used as a home office, creative studio, or additional living space, with access to eaves storage adding convenience.

This home combines charm and versatility in a manageable footprint. Ideal for first-time buyers, downsizers, or investors looking for a well-balanced home with potential to improve and extend (subject to planning permission).

The beach is just a stone's throw away and East Wittering village centre with all amenities is within short walking distance.

Council Tax band: B

Tenure: Freehold

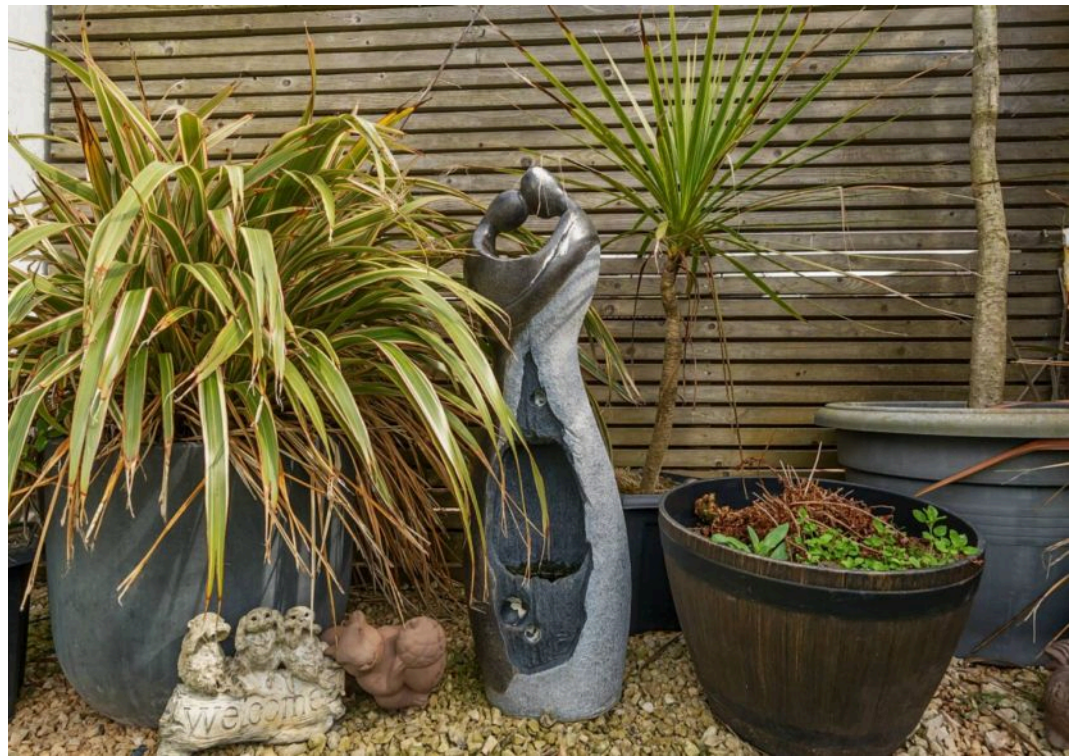
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

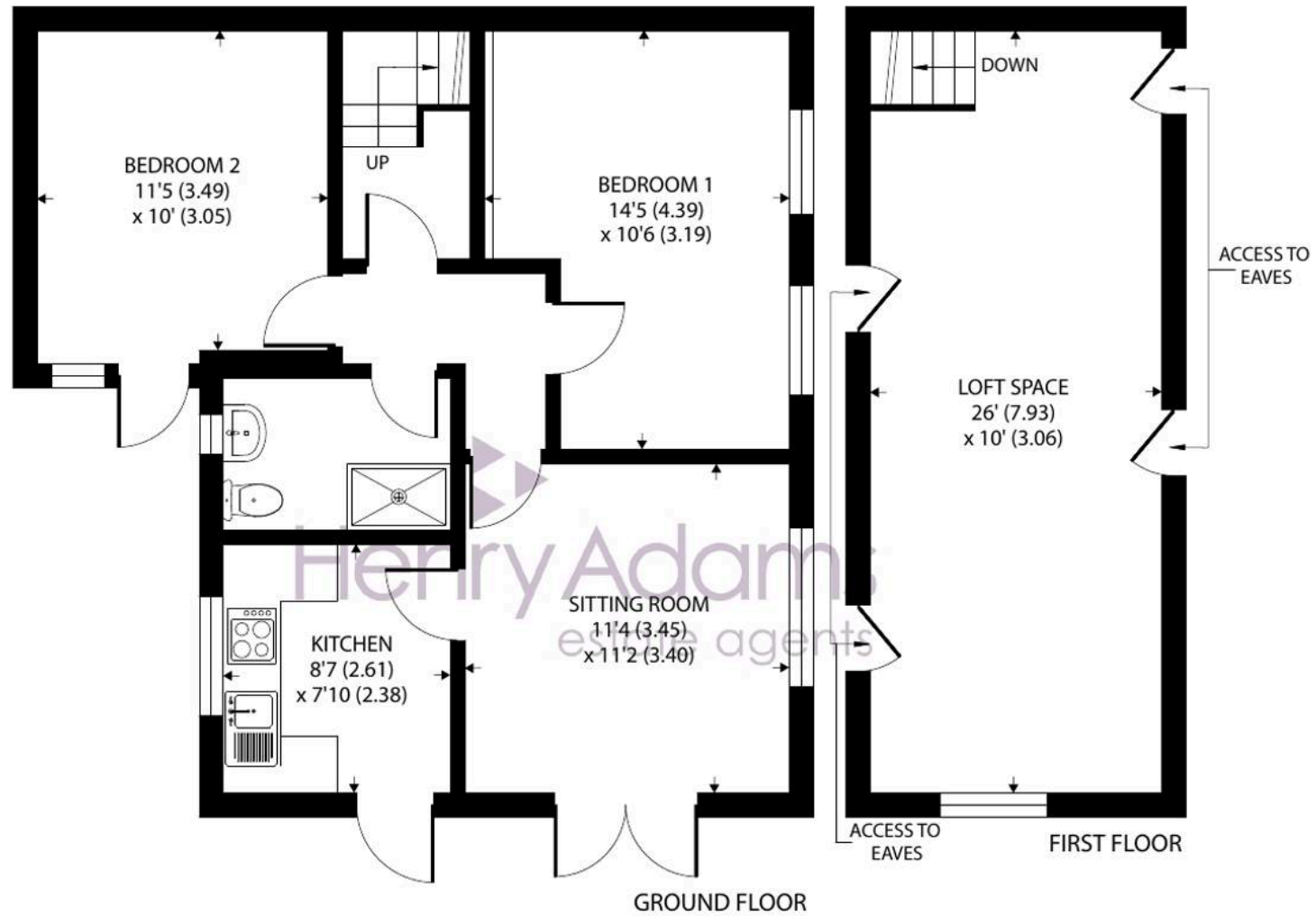












Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale





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.