









# 14 Windsor Drive

West Wittering, Chichester

Well positioned semi-detached bungalow with flexible living space, conservatory, garage, driveway parking and private rear garden.

**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

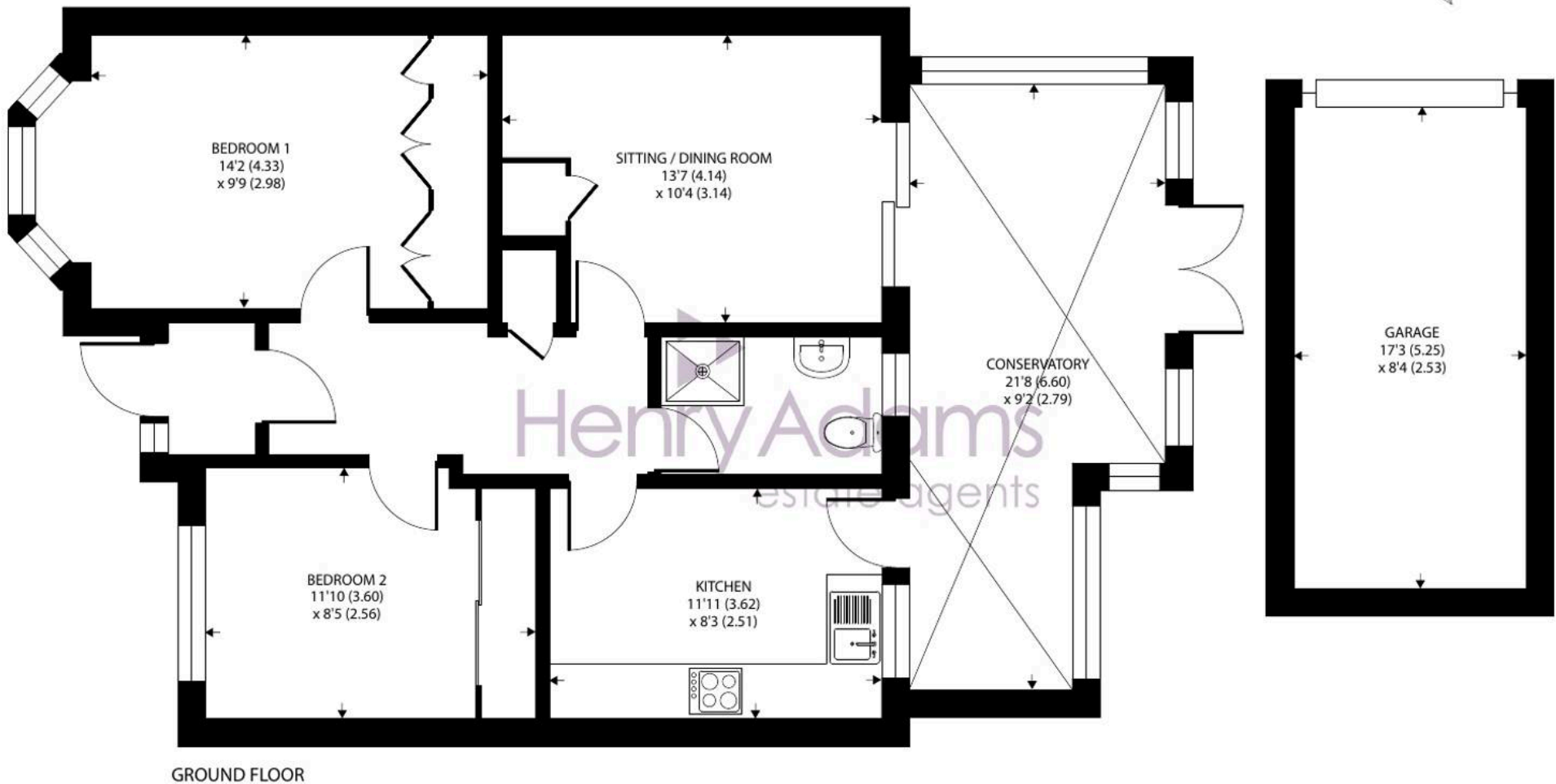
**EPC Environmental Impact Rating: E**

- Close to East Wittering village and beach
- Off-road driveway parking
- Garage
- Private rear garden
- Spacious conservatory with garden access
- Built-in storage throughout

East Wittering is a highly sought-after coastal village located on the West Sussex shoreline, offering a relaxed seaside lifestyle with a strong sense of community. The village benefits from a wide range of local amenities including independent shops, cafés, restaurants, a doctor's surgery, and a well-regarded primary school, all within easy walking distance. Its long stretch of sandy beach and scenic coastal walks make it particularly popular with families, retirees, and second-home buyers alike.

The village is well positioned for access to the surrounding area, with Chichester approximately 8 miles to the north providing a mainline railway station, historic city centre, and extensive cultural and shopping facilities. Excellent road links connect East Wittering to the A27, while nearby sailing clubs, nature reserves, and the South Downs National Park offer an abundance of leisure and outdoor pursuits. Combining coastal charm with everyday convenience, East Wittering remains a consistently desirable place to live.



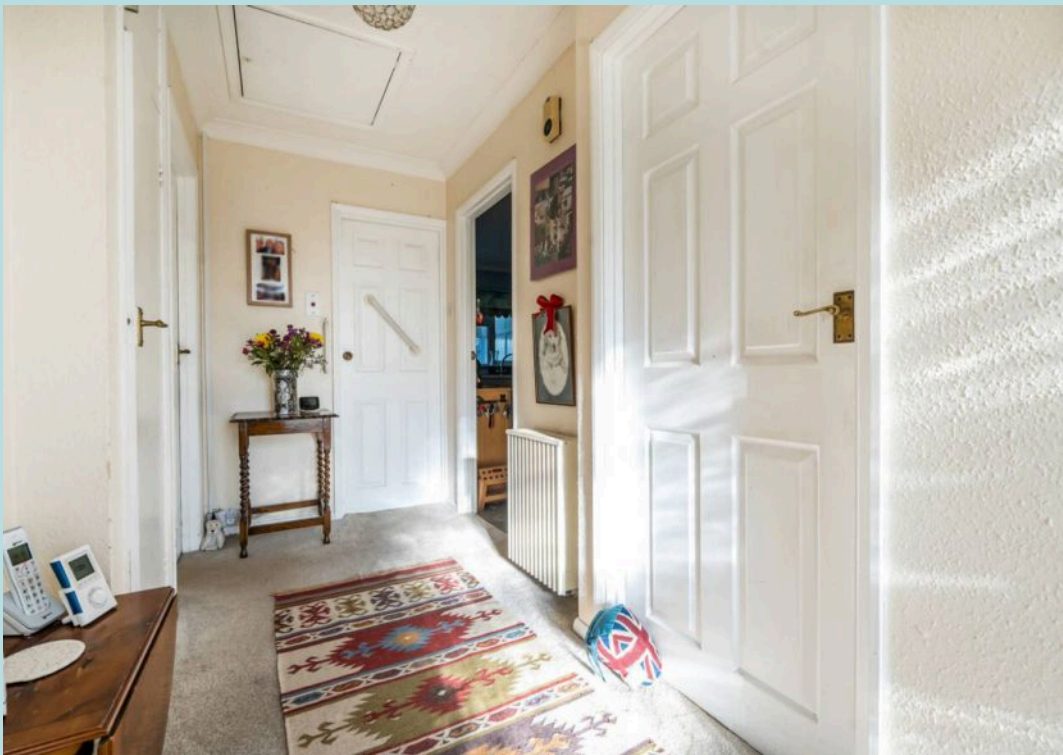
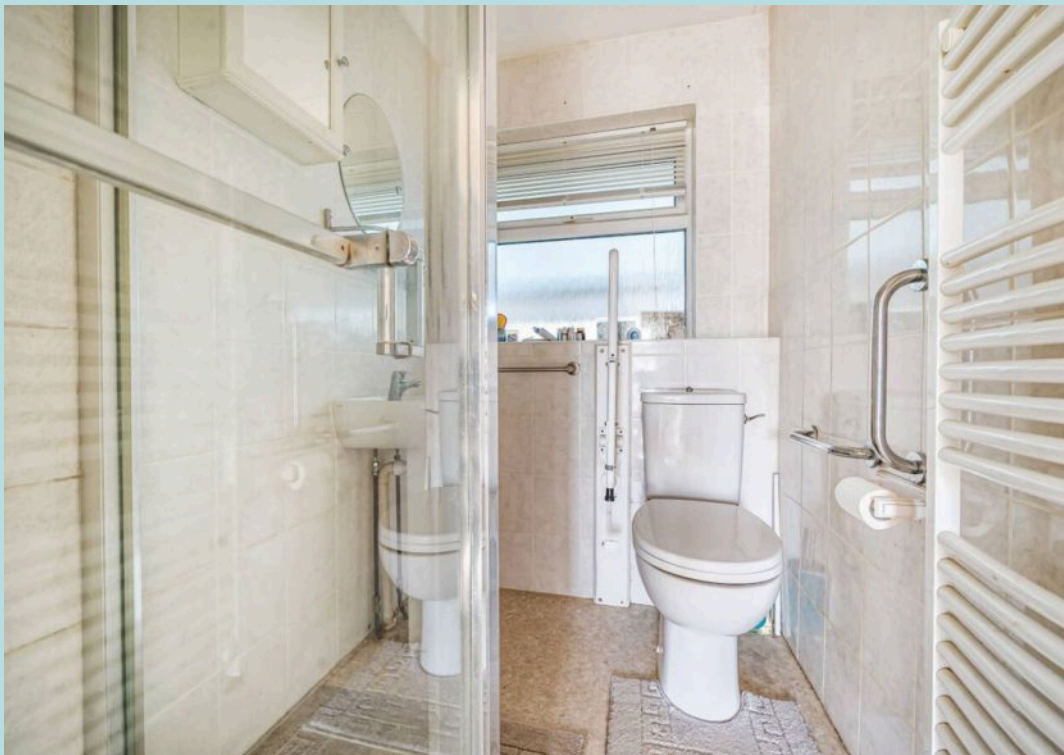


Approximate Area = 842 sq ft / 78.2 sq m (excludes garage)

For identification only - Not to scale











## 14 Windsor Drive

West Wittering, Chichester

14 Windsor Drive is an attractive semi-detached bungalow offering a practical and well balanced layout, ideal for comfortable single storey living. The property currently provides one main double bedroom, with bedroom two being used as an additional reception room, offering flexibility for buyers who may wish to keep this layout or easily return it to a second bedroom if required. The main living room is a bright and welcoming space, benefitting from a bay window which allows for excellent natural light.

The kitchen is well maintained and perfectly usable, while offering an opportunity for a buyer to personalise the space in the future to suit their own taste. There is also a useful adjoining utility area providing additional storage and appliance space. The bathroom is fitted with a suite including a walk in shower. To the rear, the conservatory provides an excellent additional living or dining area with French doors opening onto the garden.

Outside, the property benefits from a generous driveway providing good off road parking for multiple vehicles, access to the garage and a private rear garden. The garden is mainly laid to lawn with a patio seating area and established planting, creating a pleasant and low maintenance outdoor space to enjoy.





## 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.