









# 1 Southcote Avenue

West Wittering, Chichester

A spacious four-bedroom coastal home just moments from the sandy beach, set in the heart of sought-after West Wittering.

Council Tax band: E £ 2,855.51 – 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached chalet bungalow
- Four bedrooms
- Shower Room
- Sitting/Dining Room
- Study
- Off-road parking and garage
- Sought-after location close to the beach
- Walking distance of East Wittering village centre

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



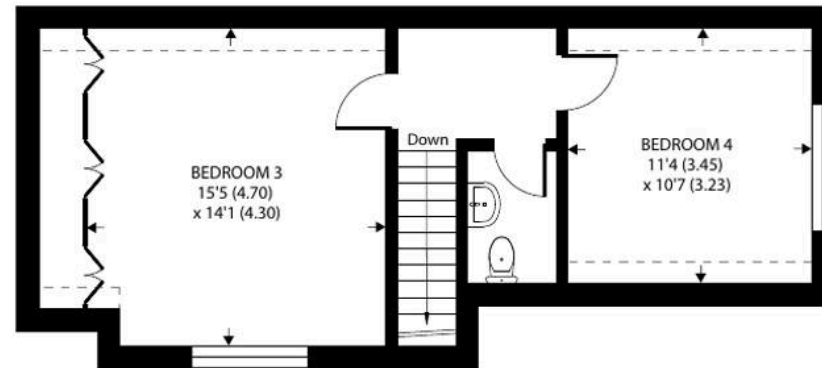








Denotes restricted  
head height



## 1 Southcote Avenue, West Wittering, Chichester

Approximate Area = 1456 sq ft / 135.2 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1675 sq ft / 155.5 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). © nichecom 2026.  
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## 1 Southcote Avenue

West Wittering, Chichester

Chillingworth is a spacious and well positioned four-bedroom detached home, set just moments from the beach, near the highly regarded coastal villages of East and West Wittering.

Extending to approximately 1,456 sq ft, the accommodation is arranged over two floors and offers a flexible layout well suited to both family living and visiting guests. The ground floor includes a generous sitting and dining room, ideal for everyday living and entertaining, alongside a well proportioned kitchen. There is also a study or occasional bedroom, plus two ground floor bedrooms and a bathroom, creating an excellent setup for multigenerational living or guest accommodation.

Upstairs are two further bedrooms and a family bathroom. Bedroom three benefits from a dormer window enjoying south facing views, allowing for plenty of natural light.

Situated on approximately 0.13 acres, Chillingworth benefits from a wrap around garden with an unobstructed east and south orientation to the rear, ideal for enjoying the sun throughout the day. To the front there is a small west facing garden, parking for two cars and direct access to the garage, perfect for storage of bikes and beach equipment.

The property also offers scope for further expansion and personalisation, subject to the necessary permissions, making it an excellent long term coastal home or second home opportunity.





## Henry Adams – East Wittering

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