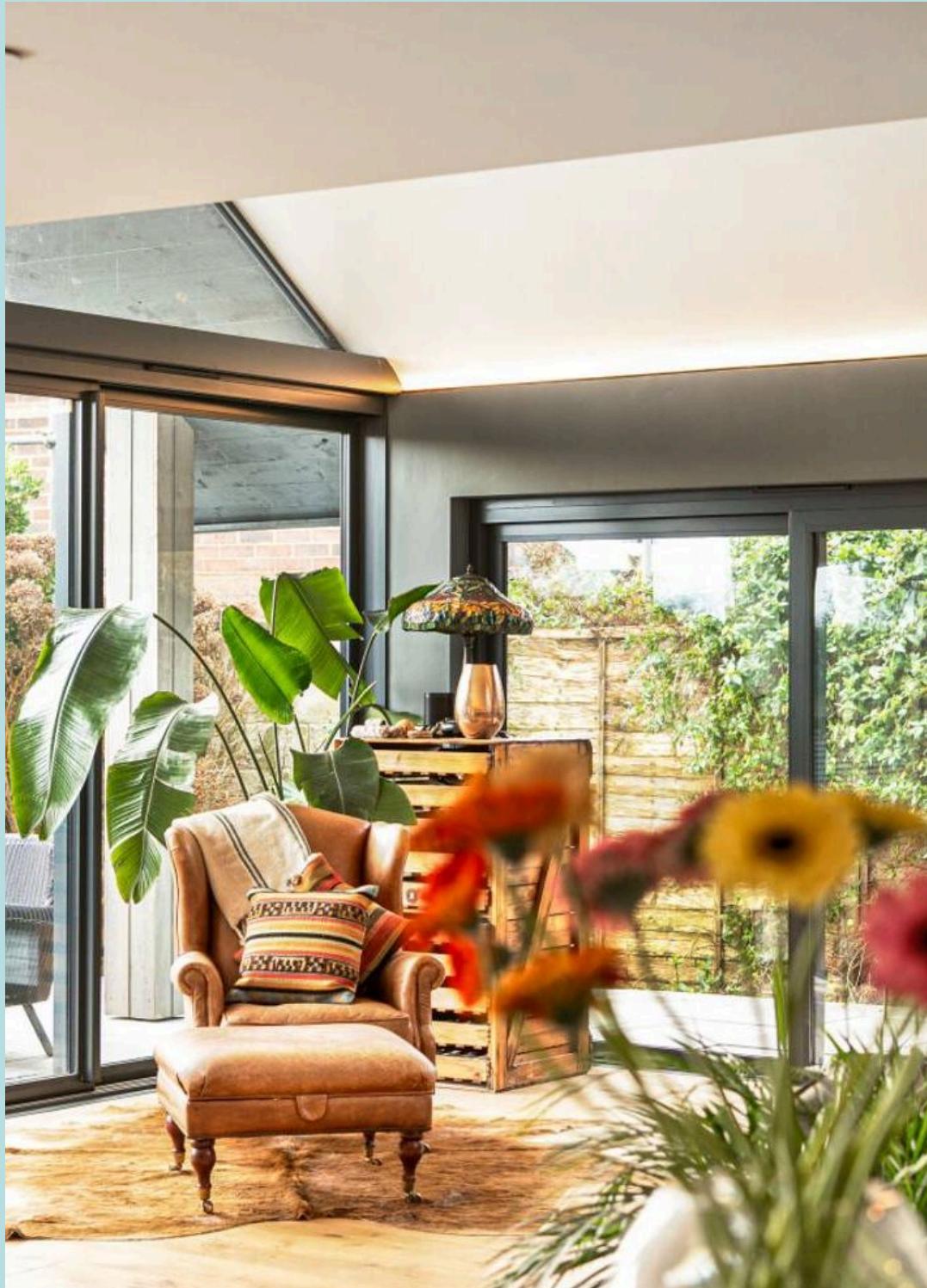




8 Coney Six, East Wittering

Guide Price £1,250,000

 **Henry Adams**
estate agents



8 Coney Six

East Wittering, Chichester

Beautifully renovated coastal chalet bungalow on the prestigious Coney Six private estate, offering high specification open plan living, vaulted ceilings, and quality finishes throughout, all within striking distance of East Wittering village and beach.

Chichester Directed Council Tax band: F – £3381.58 – 2025/2026

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Situated on the sought after and prestigious private estate of Coney Six
- Under floor heating throughout
- Beautifully presented and newly renovated detached chalet bungalow
- Modern open plan kitchen with island and integrated appliances
- Modern fireplace and wood-burning stove
- Double vaulted, living area with dual aspect and feature log burner
- Cloakroom/laundry room
- Four bedrooms, each with en suite
- Spacious gravel driveway providing off-road parking
- Elegant hardwood and wooden flooring
- Inviting patio and outdoor seating areas
- Walk-in Wardrobe in principal bedroom
- Fibre Optic Broadband

8 Coney Six

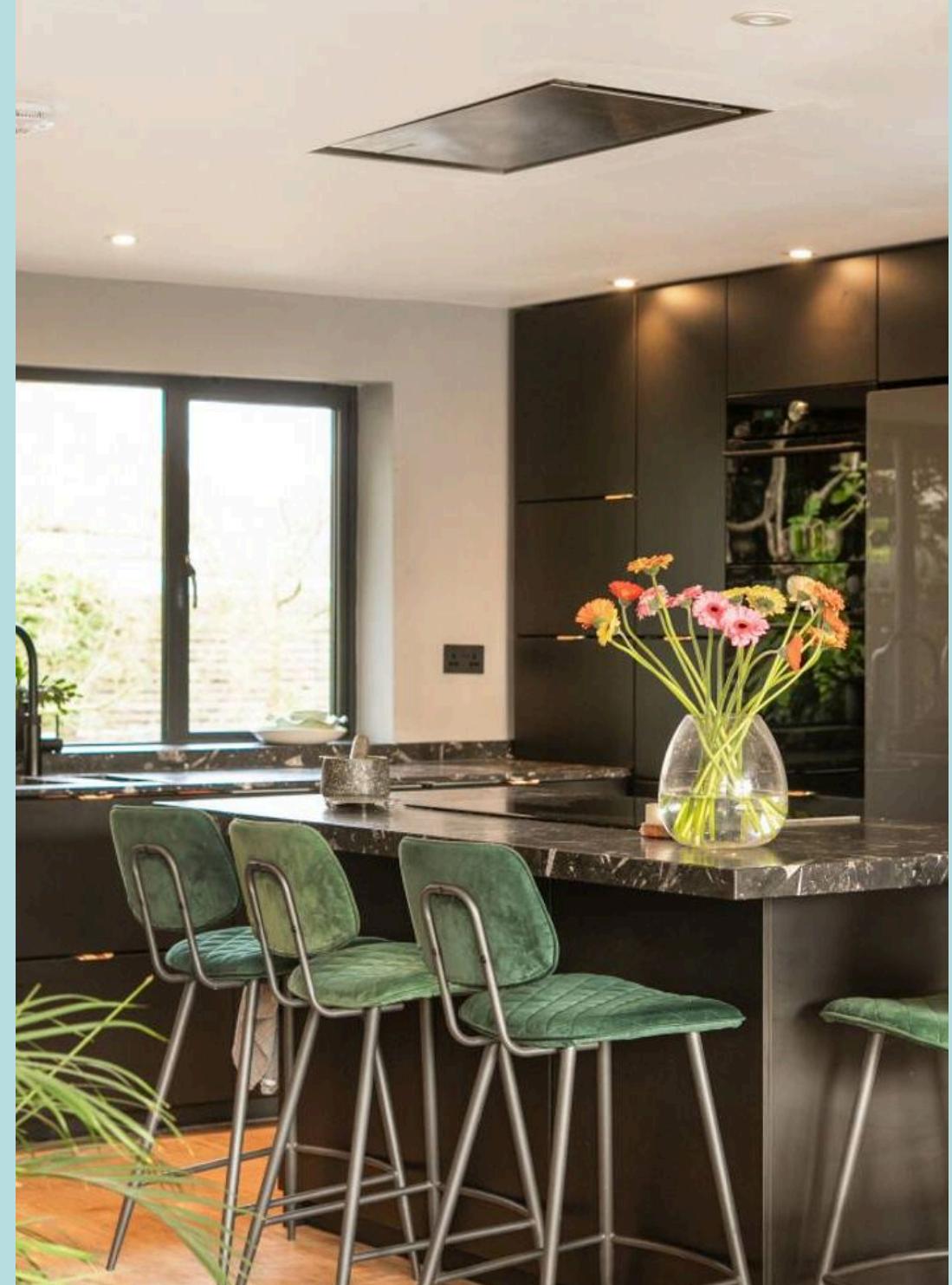
East Wittering, Chichester

Clandon, 8 Coney Six is a beautifully presented, newly renovated detached chalet bungalow, situated on the sought after and prestigious private estate of Coney Six, offering stylish, high quality modern living in a prime coastal setting. The accommodation is centred around a welcoming entrance hall. The open plan kitchen, dining and living space forms the heart of the home, ideal for both day to day living and entertaining. The kitchen is finished to a high standard with fossilised marble worktops, a Quooker tap, integrated appliances and a central island, flowing seamlessly into the dining and living areas. The property also benefits from underfloor heating, providing added comfort and efficiency.

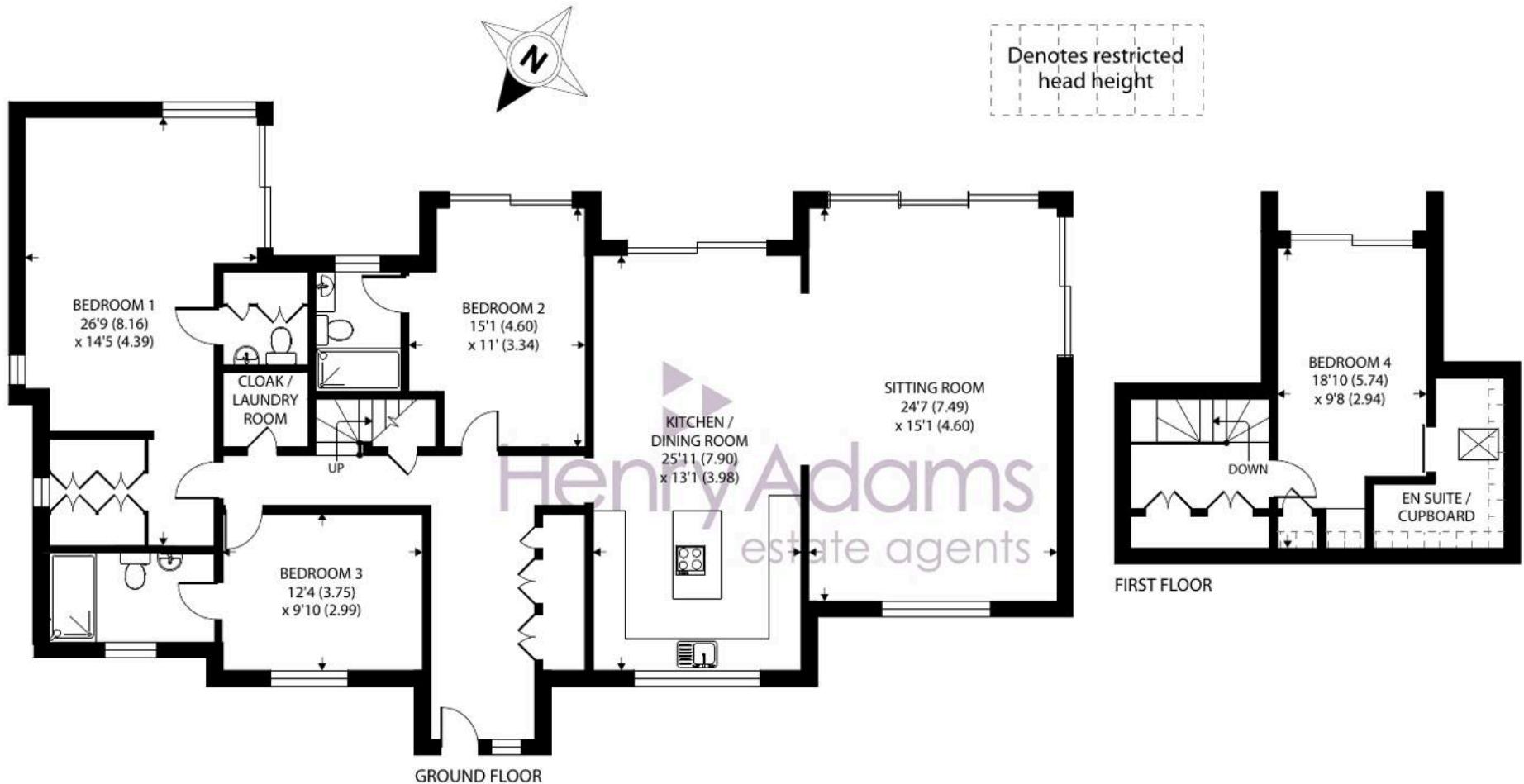
The main sitting area is positioned to enjoy the south east orientation and is a highlight, featuring a double vaulted ceiling, dual aspect windows, engineered oak flooring and a log burner. Aluminium framed windows are fitted throughout, enhancing both energy efficiency and the contemporary finish.

The bedroom accommodation is well arranged and offers flexibility for family living or visiting guests. The principal bedroom is a generous main bedroom with a walk in wardrobe, space for a freestanding bath and sliding doors with a right angled dual aspect, providing direct access onto a tiled patio area, perfect for morning coffee. There are two further ground floor double bedrooms, both with en suite shower rooms, with bedroom two also benefiting from doors opening onto the rear garden. Bedroom four is located on the first floor and enjoys sea glimpses, access onto a balcony and its own en suite shower room, which is currently incomplete and offers scope for a purchaser to add their own finishing touch.

Outside, the landscaped gardens provide private seating areas across the patio and lawned space, with wide sliding doors creating excellent flow between indoor and outdoor living. To the front, there is ample off road parking on a gravel driveway. A couple of rooms are still to be fully finished, offering further scope if desired. Overall, Clandon offers high quality coastal living in a home that is ready to move into.





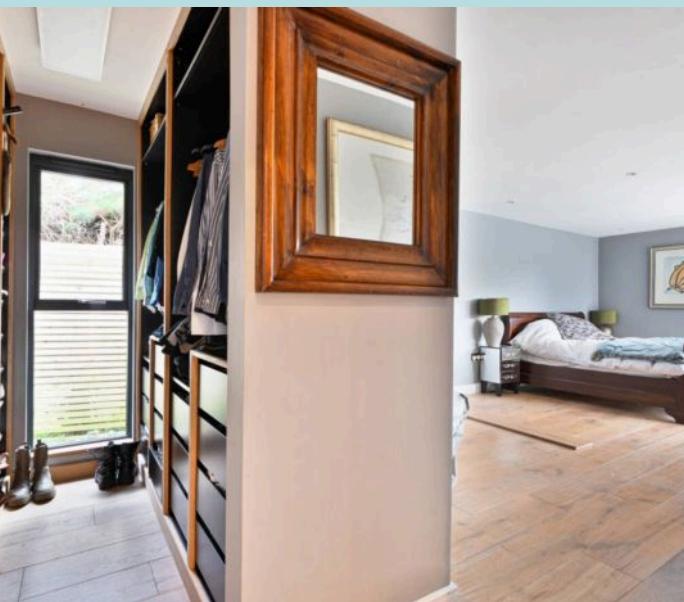






Location Summary

Situated close to the beach, within the sought-after coastal village of East Wittering, around seven miles south-west of Chichester. The beaches here enjoy beautiful views across the Solent towards the Isle of Wight and are well known for water sports, particularly kitesurfing and windsurfing. The village offers a great range of local amenities including an infants and junior school, GP surgery, dentist, library, two mini supermarkets and a selection of independent shops, cafés, and restaurants. There is also a regular bus service into Chichester, which provides a wider choice of shops, leisure facilities, cinemas, and the renowned Festival Theatre, as well as a mainline railway station. The world-famous Goodwood Estate, with its Racecourse and Motor Circuit, lies just a few miles beyond Chichester.







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.