

35 Windsor Drive

West Wittering, Chichester

Situated in the highly sought-after location of the Sea Estate, which is set within the parish boundary of West Wittering and close to East Wittering village and the beach. This well-presented two-bedroom semi-detached bungalow offers versatile accommodation and a low-maintenance south-facing garden, ideal for downsizers, small families, or those seeking a coastal retreat.

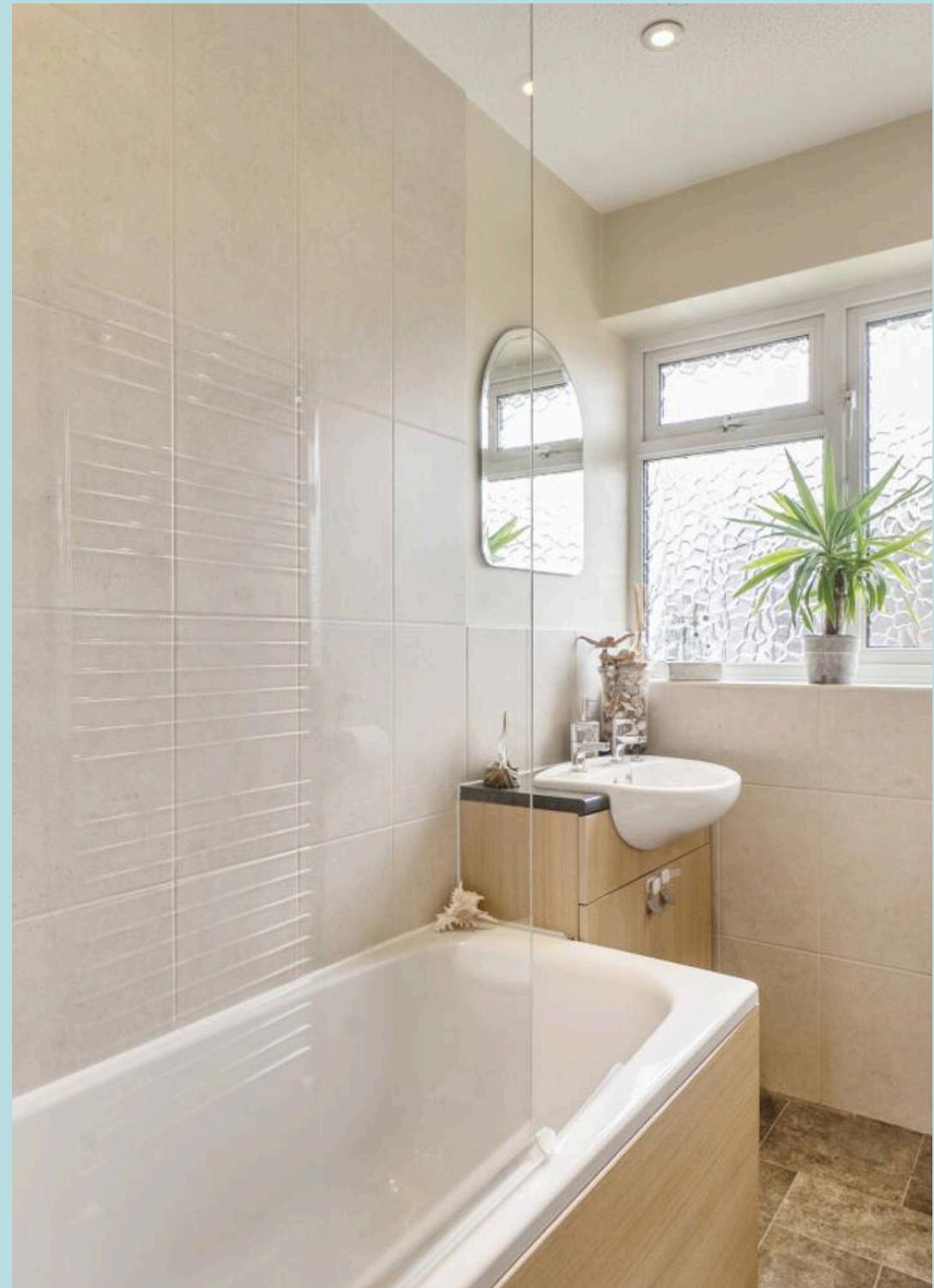
The property provides approximately 724 sq ft of internal accommodation. To the front, a spacious principal bedroom features an attractive bay window, creating a bright and welcoming space and benefits from an en-suite shower room. A second well-proportioned bedroom offers flexibility for guests or additional family accommodation.

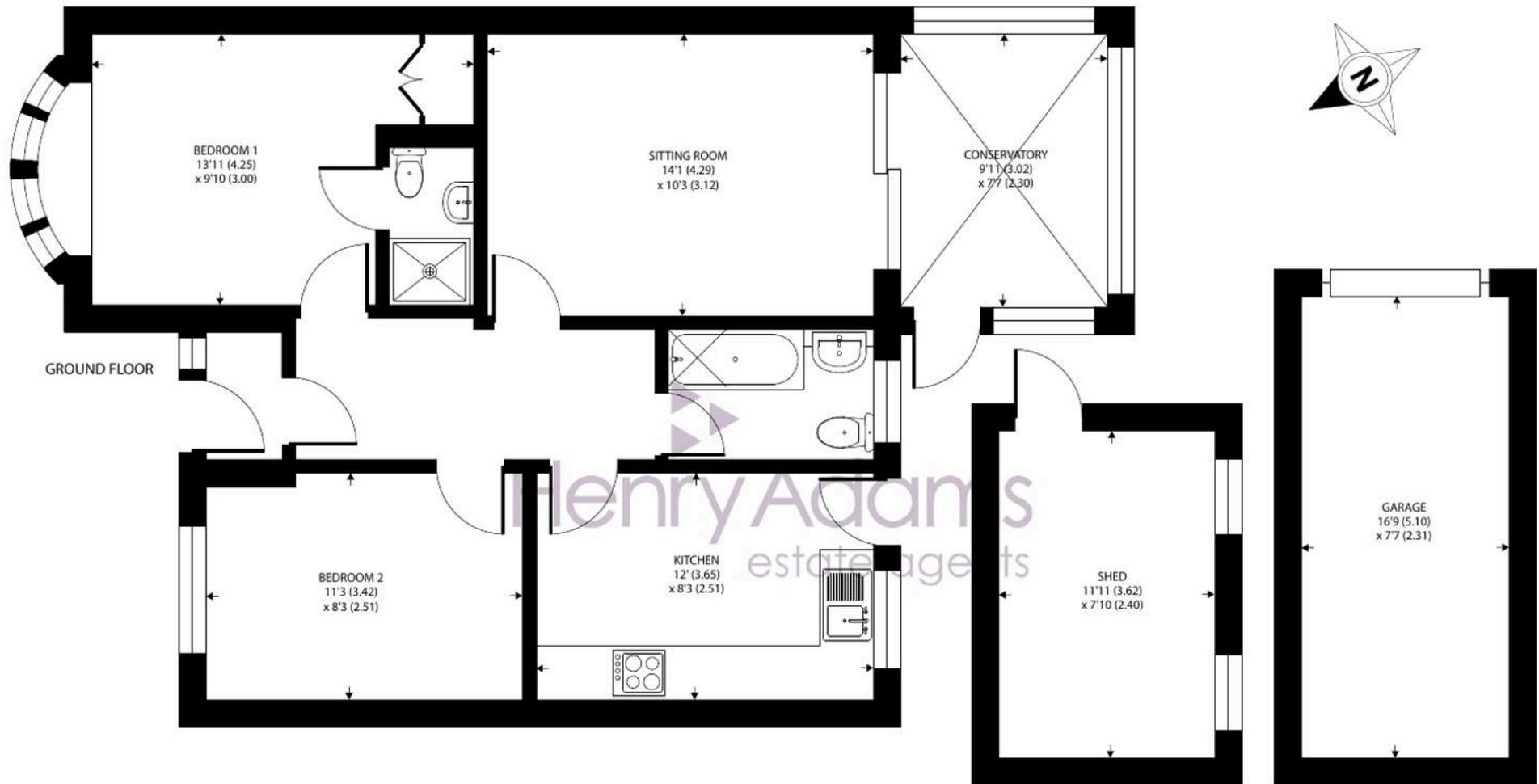
The sitting/dining room has direct access to a conservatory, providing a pleasant outlook over the garden. The kitchen is well laid out with ample worktop and storage space, positioned conveniently adjacent to the main living areas.

A family bathroom, and additional storage complete the internal accommodation.

Externally, the property benefits from a detached garage and a separate shed, offering excellent storage, a home/office or workshop potential.

Offered with no forward chain.





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Approximate Area = 724 sq ft / 67.2 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 944 sq ft / 87.5 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). © ntechcom 2026.
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A well-presented two-bedroom bungalow situated at the end of a cul-de-sac.

Council Tax band: C £2,431.09 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Two bedroom semi-detached bungalow
- Sitting/dining room
- Good-sized kitchen
- Conservatory & en suite shower room
- Modern bathroom
- Situated on the popular Sea Estate
- Close to East Wittering village centre
- Walking distance of the beach
- Garage
- No forward chain

East Wittering is a 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 range of local amenities including independent shops, cafés, restaurants, a doctor's surgery, and primary school, all within walking distance.

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.



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.