

# 18 Cambridge Avenue

West Wittering, Chichester

Located on the popular Sea Estate, this 3-bedroom semi-detached house is presented in good condition and benefits from a downstairs cloakroom, low maintenance rear garden, garage and off-road parking.

Council Tax band: D -£2,341.09 - 2025/26

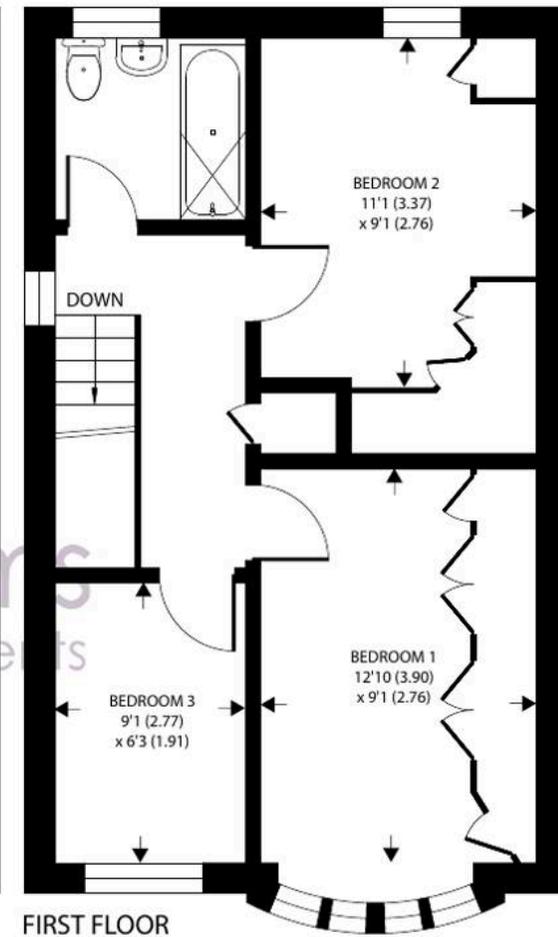
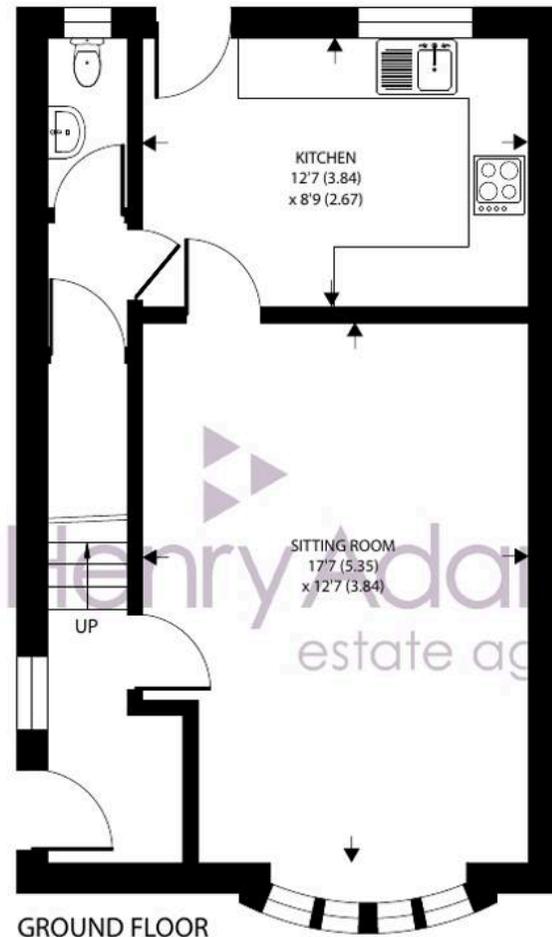
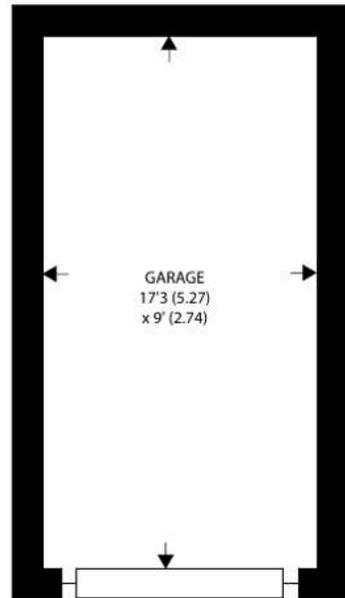
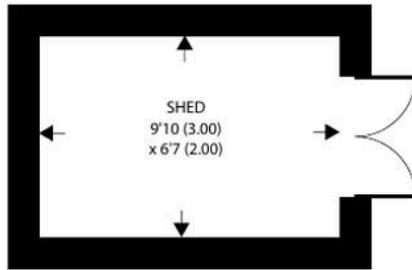
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedrooms
- Downstairs cloakroom
- Family bathroom
- Sitting/dining room
- Detached garage
- Low-maintenance rear garden
- Walking distance of East wittering village centre
- Close to the beach
- Popular residential location

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beach enjoys views towards the Isle of Wight and are popular with Kite surfers and Windsurfers. The nearby village of East Wittering offers a range of local facilities including: infants/junior school, GP surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.





## 18 Cambridge Avenue, West Wittering, Chichester

Approximate Area = 856 sq ft / 79.5 sq m

Garage = 155 sq ft / 14.3 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1076 sq ft / 99.8 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). © natchecom 2026. Produced for Henry Adams. REF: 1422352



## 18 Cambridge Avenue

West Wittering, Chichester

A well-proportioned three-bedroom semi-detached home located near the sought-after coastal village of East Wittering, just minutes from the beach and local amenities.

The ground floor offers an entrance hall leading into a sitting/dining room featuring an attractive bay window that fills the room with natural light, creating a bright and comfortable living space. To the rear of the property is a recently fitted kitchen with ample worktop and storage space, with convenient access to a ground floor cloakroom.

Upstairs, the first floor provides three bedrooms. The principal bedroom is a double room with a bay window, while the second bedroom offers comfortable accommodation for guests or family members. The third bedroom would also make an ideal home office or nursery. A family bathroom completes the first floor.

Externally, the property benefits from a detached garage and an additional outbuilding/shed, offering excellent storage or potential workshop space.

Situated in a desirable residential location, this property provides easy access to the beach, local shops, and transport links to Chichester city centre.



## Henry Adams – East Wittering

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