



30 Seafield Close, East Wittering

Guide Price £550,000



30 Seafield Close

East Wittering, Chichester

Located in a popular residential road, this three bedroom detached chalet bungalow is less than 500 metres from the beach.

Council Tax band: D - £2,458.95 2025/26

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedroom detached chalet bungalow
- Sitting/dining room
- Snug
- Downstairs wet room
- Upstairs shower room
- Walking distance of beach and East Wittering village centre
- Popular location overlooking green
- Garage & off-road parking

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.

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Situated in a quiet road within walking distance of the seafront, this three-bedroom chalet bungalow boasts a superb position in the road, looking out over the protected green. The accommodation is spacious, and allows plenty of natural light to flood in.

The ground floor features a snug overlooking the rear garden and a spacious sitting/dining room, providing an excellent main living area. Adjacent is a modern kitchen with practical layout and direct access to the central hallway and a door giving access to the garden.

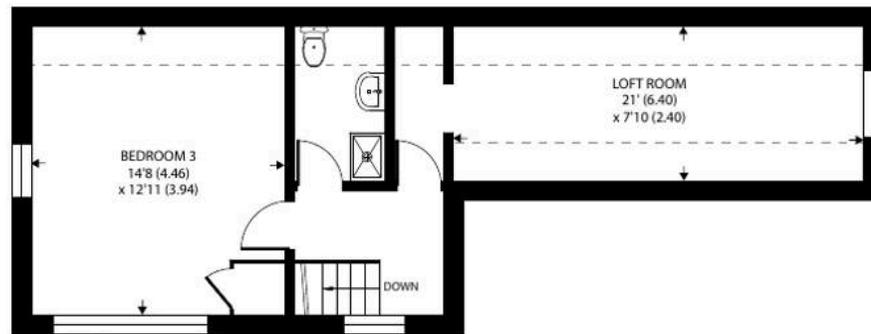
The ground floor also includes two bedrooms, offering versatility for guests or home-office use. A family wet room and convenient hallway storage complete this level.

Upstairs, the first floor comprises a generously sized principal bedroom with extended layout and useful storage potential. A separate shower room serves the upper floor for added convenience.

Outside the property has an attractive rear garden and garage providing additional storage or for those requiring a home/office plus off-road parking. The front garden is a good size and provides additional parking if required.







FIRST FLOOR



GROUND FLOOR

Approximate Area = 1241 sq ft / 115.2 sq m
Limited Use Area(s) = 126 sq ft / 11.7 sq m
Garage = 262 sq ft / 24.3 sq m
Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale









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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.