





# 12 Eton Drive

West Wittering, Chichester

A two-bedroom semi-detached bungalow situated close to East Wittering village centre and the beach.

Council Tax Band: C - £2,086.00 - 2025/26

EPC Energy Efficiency Rating: C

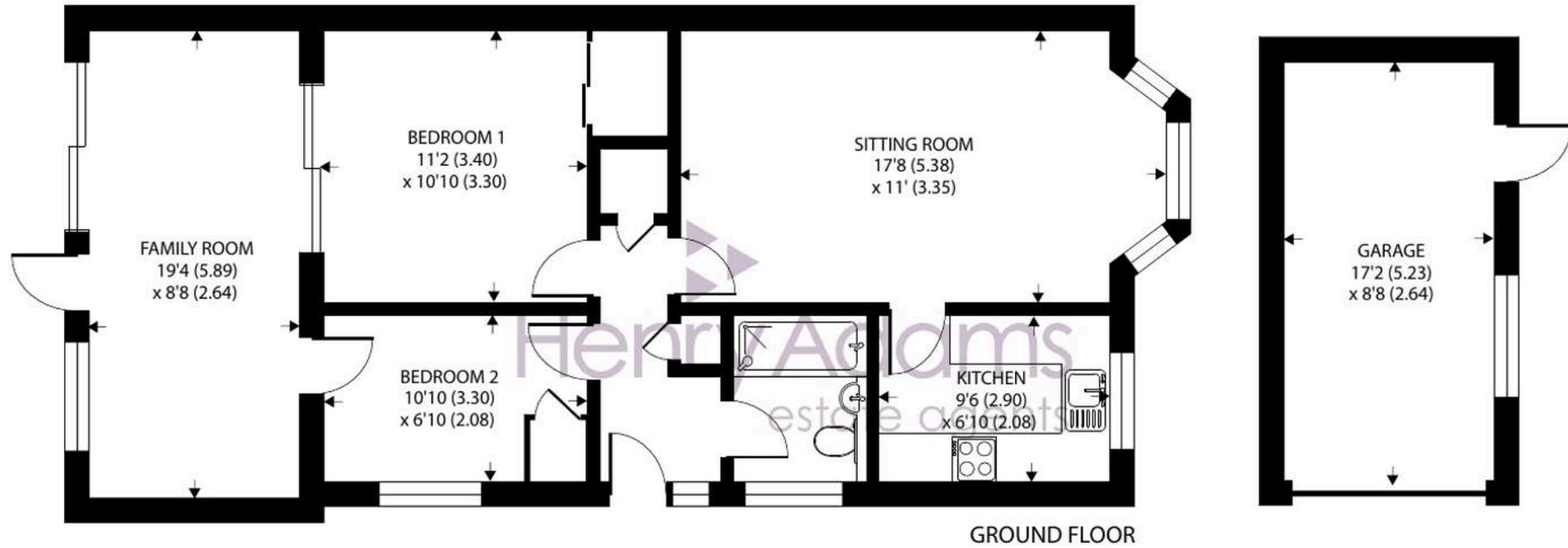
- Two bedrooms
- Sitting room & family room
- Bathroom
- Garage & off-road parking
- Popular residential location
- Close to East Wittering village centre
- Walking distance of the beach
- Offered with no forward chain

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.







Approximate Area = 797 sq ft / 74 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 944 sq ft / 87.7 sq m

For identification only - Not to scale







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This well-proportioned two-bedroom bungalow offers comfortable single-level living with a practical layout and generous living spaces. The property features a welcoming family room, providing a bright and versatile space ideal for relaxing or entertaining.

The accommodation is arranged around a central hallway with two storage cupboards, which leads to a sitting room featuring attractive bay-style windows that allow plenty of natural light to fill the space. This room provides an ideal setting for both relaxing and entertaining.

To the rear of the property is a family room, offering flexible living space that could be used as a second lounge, dining area, or home office depending on your needs.

The property offers two bedrooms, including a well-proportioned principal bedroom, and a second bedroom that could equally serve as a guest room, nursery, or study.

The kitchen is conveniently positioned and provides ample space for appliances and storage. A family bathroom completes the accommodation.

Externally, the property benefits from a detached garage with power and lighting, ideal for secure parking or additional storage.

Offered with no forward chain.



## Henry Adams – East Wittering

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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.