





# 11 Royce Close

West Wittering, Chichester

Situated in a popular cul-de-sac, this spacious and well-designed family home offers versatile living across two floors and is located in the desirable coastal village of West Wittering.

The ground floor features a welcoming entrance hall leading to a generous sitting room with a charming bay window. Adjacent to the living area is a separate dining room.

The kitchen is well proportioned and connects conveniently to a utility room, providing additional storage and laundry space. A snug offers a flexible area that could be used as a home office, playroom, or second lounge. A ground-floor cloakroom adds further practicality.

Upstairs, the property provides four bedrooms, offering excellent accommodation for families or guests. The principal bedroom benefits from built-in wardrobe space, while the remaining bedrooms are well sized and versatile. A family bathroom serves the first floor.

Externally, the property includes a double garage, providing secure parking and additional storage.

Situated in the sought-after coastal village of West Wittering, the property enjoys close proximity to local amenities, schools, and the renowned West Wittering beach, making it an ideal family home or coastal retreat.







Approximate Area = 1448 sq ft / 134.5 sq m  
Garage = 298 sq ft / 27.6 sq m  
Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale







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A four-bedroom detached house situated in the centre of West Wittering village.

Council Tax band: F - £3,374.70 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four bedrooms
- Detached house
- Sitting room & dining room
- Snug
- Utility room
- Cloakroom
- En suite shower room
- Cul-de-sac location
- Situated in the centre of West Wittering Village
- No forward chain

West Wittering is a highly desirable coastal village, known for its expansive sandy Blue Flag beach, stunning coastal walks, and strong sense of community. The village offers a traditional pub, a popular café, a well-regarded primary school, and a handful of local shops, with nearby East Wittering providing additional amenities including a GP surgery, dentist, butcher, bakery, and a variety of eateries. The nearby city of Chichester offers excellent shopping, restaurants, cultural attractions, and a mainline train station with regular services to London Victoria and Waterloo. The area also benefits from good road links via the A27.



## 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.