





## 6 Solent Road

East Wittering, Chichester

A well-positioned two-bedroom bungalow with a private garden and excellent potential for modernisation, offered to the market with no forward chain.

Chichester District Council Tax Band D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Moments from the beach
- Close to village shops
- Excellent modernisation potential
- Scope to extend (STPP)
- No forward chain
- Conservatory with garden access
- Front and rear gardens
- Driveway parking for multiple vehicles
- Peaceful, sought-after coastal location

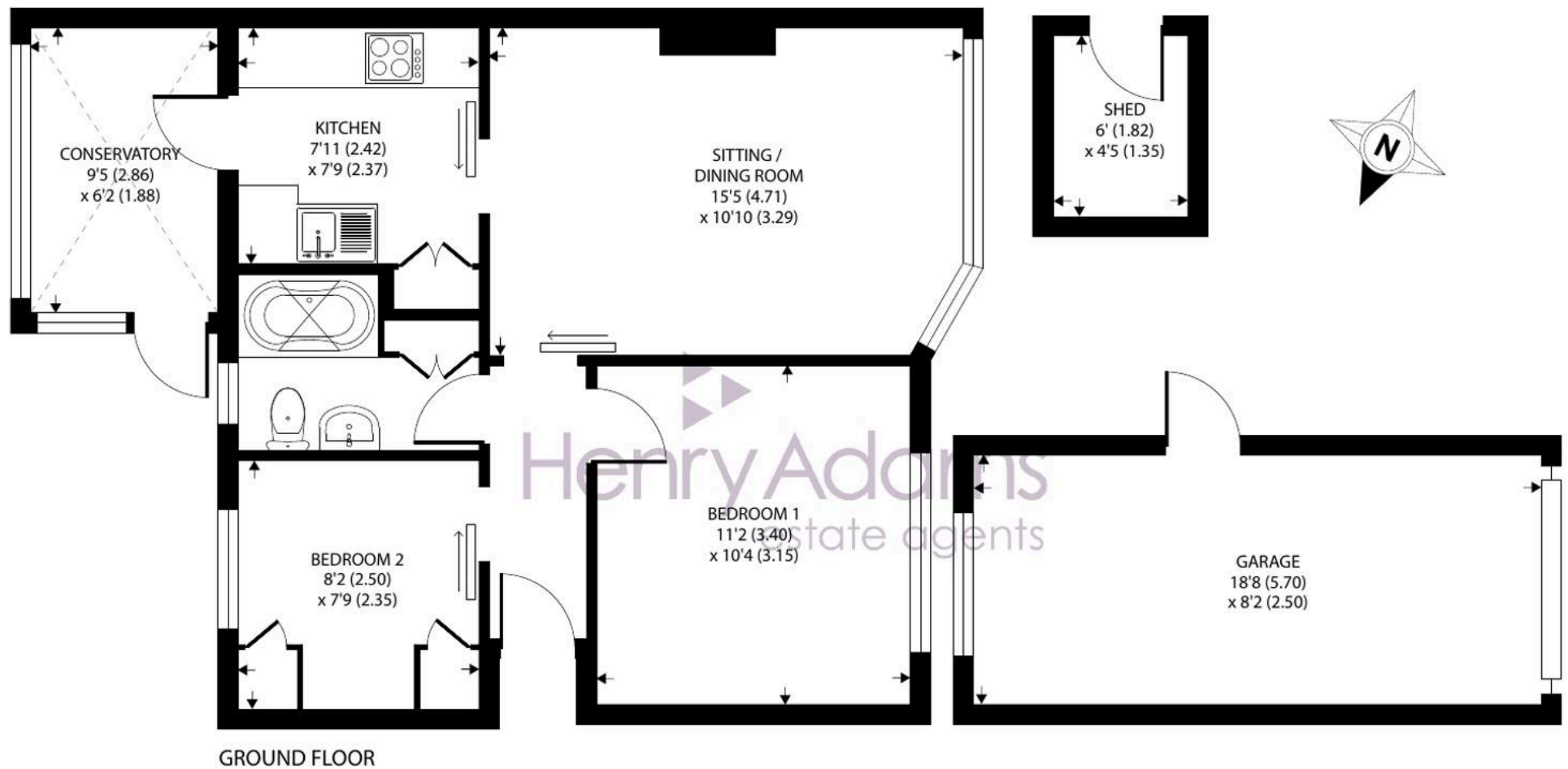
East Wittering is a highly sought-after coastal village located on the West Sussex coastline, renowned for its relaxed atmosphere, strong community feel and beautiful surroundings. The village offers an excellent range of local shops, cafés, restaurants and everyday amenities, all centred around a high street, making it ideal for both permanent residents and second-home buyers.

Despite its peaceful seaside setting, East Wittering is well connected. The nearby cathedral city of Chichester provides a wider range of shopping, cultural attractions and mainline rail services to London, while good road links allow easy access along the south coast.

With its combination of coastal lifestyle, village convenience and excellent recreational opportunities, East Wittering continues to be a popular choice.







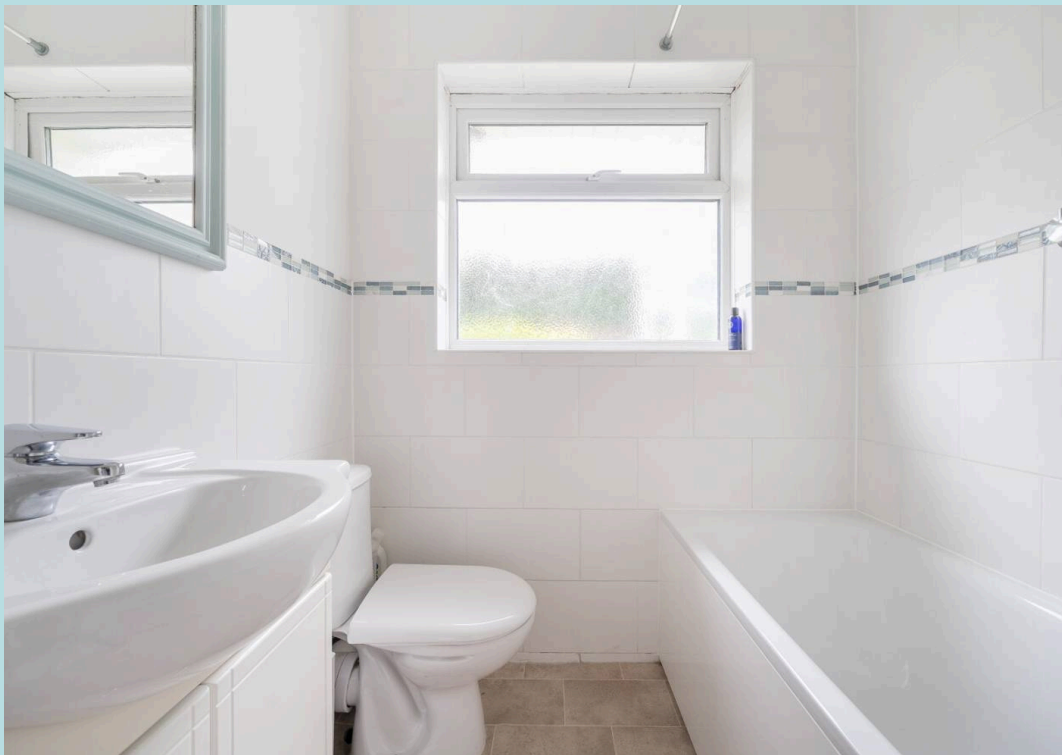
Approximate Area = 566 sq ft / 52.5 sq m (excludes garage)

Outbuilding = 26 sq ft / 2.4 sq m

Total = 592 sq ft / 54.9 sq m

For identification only - Not to scale







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Just moments from the beach and within easy reach of the village shops, 6 Solent Road is a well-positioned two-bedroom bungalow offering excellent potential for modernisation and extension (subject to the necessary planning permissions). With no forward chain, it presents an opportunity for buyers to create their ideal coastal home.

A welcoming hallway leads to the principal living areas. The bright and airy lounge flows through to the kitchen, which is fitted with neutral shaker-style cabinetry and a range of floor and wall units, with space for freestanding appliances. From here, a conservatory extends the living space further with doors opening out to the rear garden.

There are two bedrooms, one positioned to the front of the property and the other overlooking the rear garden. The second bedroom benefits from built-in storage, and both rooms are served by a bathroom with a shower over the bath.

Outside, the rear garden is mainly laid to lawn and bordered by mature shrubs, offering a good degree of privacy along with a raised decking area and a useful garden shed. The front of the property also features a lawned area, perfect for enjoying the sun throughout the day, and a driveway providing off-road parking.



## 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.