





# 19 Coney Road

East Wittering, Chichester

A newly renovated property, situated on a private road just moments from the beach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Newly renovated and extended
- Neptune kitchen
- Four double bedrooms
- Off road parking & garage
- Private road
- Moments from the beach
- Close to East Wittering village

Situated within East Wittering, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.







## 19 Coney Road, East Wittering, Chichester

Approximate Area = 1665 sq ft / 154.6 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1937 sq ft / 179.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1002363





## 19 Coney Road, East Wittering

Henry Adams is delighted to present this wonderful property in East Wittering. As you arrive at the property, you are greeted by a carriage driveway, providing convenient access and ample parking space. The white-rendered frontage exudes timeless elegance, blending perfectly with the surroundings.

Step inside to discover a spacious and well-designed interior. This beautiful home boasts four double bedrooms, offering plenty of space for the entire family or accommodating guests.

The heart of this home is the open plan family kitchen, dining and living area which is perfect for entertaining guests, with the bespoke fitted Neptune kitchen this features high-quality finishes and modern appliances, offering a stylish and practical environment. Equipped with bifold doors onto the rear garden, this makes the space perfect for entertaining both inside and out. Adjacent to the kitchen, the sleek utility room has built in storage cupboards and has its own separate access which can be utilised well in everyday living. To complete the ground floor, there are two spacious double bedrooms, a modern en-suite shower room and a stylish family bathroom.

Upstairs you will find two further bedrooms with wooden floors and white shutters, overlooking the rear garden. Upstairs is completed with a fully tiled shower room that blends modern aesthetics with functionality.

Furthermore, this property offers side access, leading to a garage, providing secure parking and additional storage options. Outside, you'll discover an expansive garden, perfect for outdoor relaxation and entertainment. Whether you wish to indulge in gardening or simply enjoy the fresh coastal air, the garden offers private and relaxing space.

Situated in close proximity to the beach, this home allows you to embrace a coastal lifestyle.



## Henry Adams – East Wittering

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