

## 7 Russell Road

West Wittering, Chichester

Henry Adams is pleased to present this semi-detached modern property situated in a highly sought-after location just moments from the village and beach, this spacious and versatile 3/4 bedroom property offers generous living accommodation, ideal for families or those seeking flexible space.

Upon entering, you are welcomed by a large and inviting entrance hall, complete with understairs storage, a coat cupboard, and a cleverly designed utility area housed within a cupboard. A well-proportioned ground floor shower room adds convenience, while a separate reception room, currently used as a bedroom; offers flexibility for guests, home working, or additional living space.

The heart of the home is the well-equipped kitchen, featuring a head-height oven and a range of appliances (fridge/freezer, dishwasher, and washing machine all included). The kitchen flows into the dining area, which in turn leads through to a bright sunroom, creating an excellent space for entertaining and everyday family life with French doors out into the garden. A backdoor from the kitchen provides access to a large patio area. To the front of the property, is a generously sized sitting room overlooks the garden and benefits from French doors opening onto the patio, as well as an electric fireplace, perfect for cosy evenings.

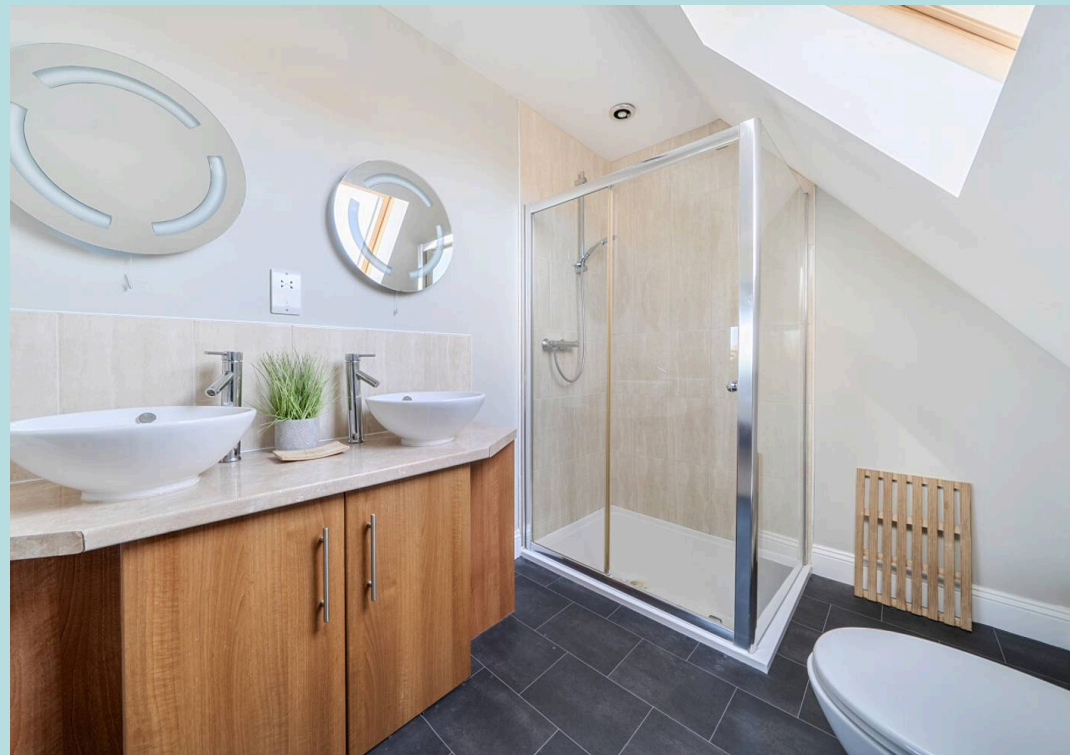
Upstairs, the property boasts two exceptionally large double bedrooms, both featuring built-in walk-in wardrobes. The principal bedroom benefits from an en suite, while the second bedroom enjoys Jack and Jill access to the family bathroom, which includes a bath. A spacious landing with access to the loft from a hatch and an airing cupboard further enhance the practicality of the home.

Externally, the property truly shines with its wrap-around garden, offering multiple areas to enjoy outdoor living. There are also sheds for storage and a driveway providing off-road parking for several vehicles.











## 7 Russell Road

West Wittering, Chichester

Henry Adams is pleased to present this three/four bedroom semi-detached home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: : C

- NO FORWARD CHAIN
- Moments from the village & beach
- Versatile 3/4 bedroom semi- detached home ideal for families and flexible living
- Spacious entrance hall with utility
- Well-equipped kitchen with dining space
- Wrap-around garden, multiple outdoor seating areas, sheds, and off-road parking for several vehicles
- Generous lounge with garden views, French doors, and electric fireplace
- Bright conservatory creating an excellent space for entertaining

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (East Wittering) offers a range of local facilities including: infants/junior school, GPs surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.



## Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

[eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.