





25 Marine Drive

West Wittering, Chichester

Henry Adams is delighted to present this beautifully presented two-bedroom detached bungalow. 25 Marine Drive offers a superb opportunity for those seeking comfortable and versatile single-level living.

Upon entering the property, you are welcomed into a bright and spacious hallway. The generous living room is flooded with natural light, and provides ample space for both relaxation and entertaining guests. The modern fitted kitchen/breakfast room is thoughtfully designed with a range of contemporary units, integrated appliances, and plentiful worktop space, making it ideal for preparing meals and enjoying casual dining. The bungalow benefits from a large sun/dining room overlooking the well-maintained rear garden.

Both bedrooms are well-proportioned, the second bedroom offers flexibility for use as a guest room, study, or hobby space. The stylish family shower room is finished to a high standard. There is a rear lobby with additional storage provided by a useful airing cupboard (perfect for laundry and household essentials) and separate cloakroom.

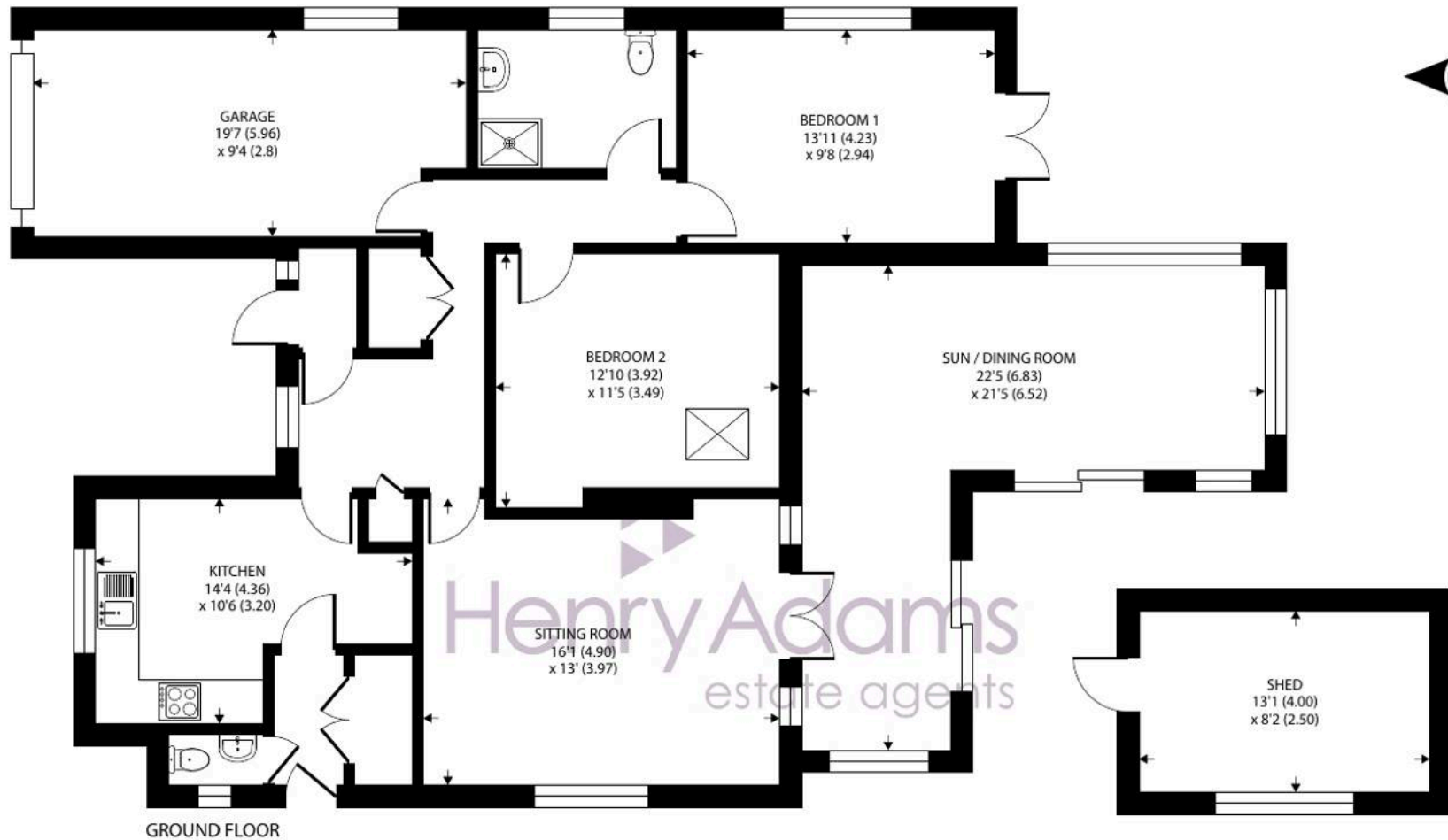
Externally, the property benefits from an integral garage offering scope for additional accommodation, two sheds offering useful storage or workshop potential and a well-maintained south-facing rear garden.

The property further benefits from gas central heating and double glazing throughout. Tastefully decorated in neutral tones, this bungalow is ready to move into. Located in a sought-after residential area close to the beach, the property is conveniently situated for local amenities, including shops, cafes, and transport links, making it an ideal choice for downsizers, professionals, or anyone looking for a low-maintenance home in a desirable location.

With its practical layout, quality finishes, and welcoming feel, this charming bungalow provides an excellent blend of style and functionality, perfectly suited to modern living.







GROUND FLOOR

NOT SHOWN IN ACTUAL LOCATION

Approximate Area = 1187 sq ft / 110.2 sq m
 Garage = 177 sq ft / 16.4 sq m
 Outbuilding = 159 sq ft / 14.7 sq m
 Total = 1523 sq ft / 141.3 sq m

For identification only - Not to scale







25 Marine Drive

West Wittering, Chichester

Situated in a sought-after road close to the seafront and the village centre, this beautifully presented two-bedroom detached bungalow is offered with no forward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully Presented Detached Bungalow
- Kitchen/breakfast Room
- South-facing sun/dining Room
- Large Sitting Room
- Cloakroom
- Integral Garage
- South-facing Garden
- Close to the beach & Village Centre
- No forward Chain

Within the Parish of West Wittering, the property is a short walk to the coastal village of East Wittering, 7 miles to the south-west of Chichester. The beach at West Wittering enjoys views across the Solent towards the Isle of Wight and is popular with windsurfers. The village offers a range of local facilities including: infants/ junior school, GP surgery, chemist, dentist, library, 2 mini supermarkets, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester with its full range of shops, leisure facilities, cinemas, 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

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.