





36 Stocks Lane

East Wittering, Chichester

This charming and characterful extended cottage offers beautifully presented and versatile accommodation throughout, blending period features with modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

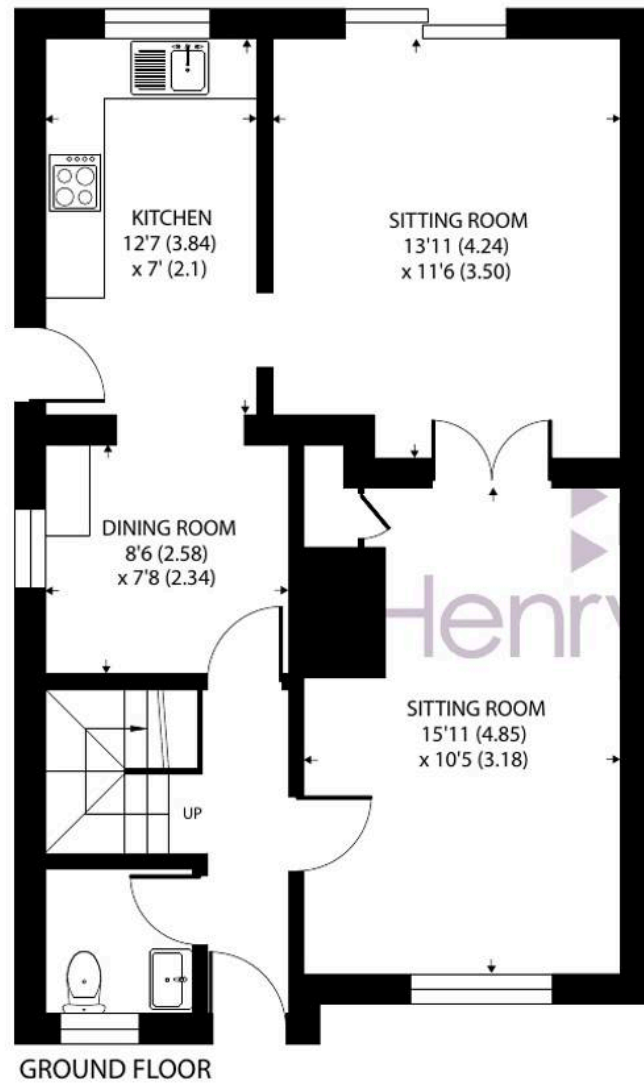
- Charming extended character cottage
- Flexible living accommodation throughout
- Two well-proportioned bedrooms
- Principal bedroom with double aspect
- Spacious upstairs bathroom & downstairs WC
- Additional reception/family room with garden access
- South-facing rear garden with powered shed
- Private front garden with off-road parking

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.

The area is particularly well known for its stunning sandy beaches, which stretch along the coastline and provide opportunities for swimming, paddleboarding, sailing and scenic coastal walks. Nature lovers will also appreciate the proximity to Chichester Harbour Area of Outstanding Natural Beauty, offering miles of walking, cycling and waterside activities.







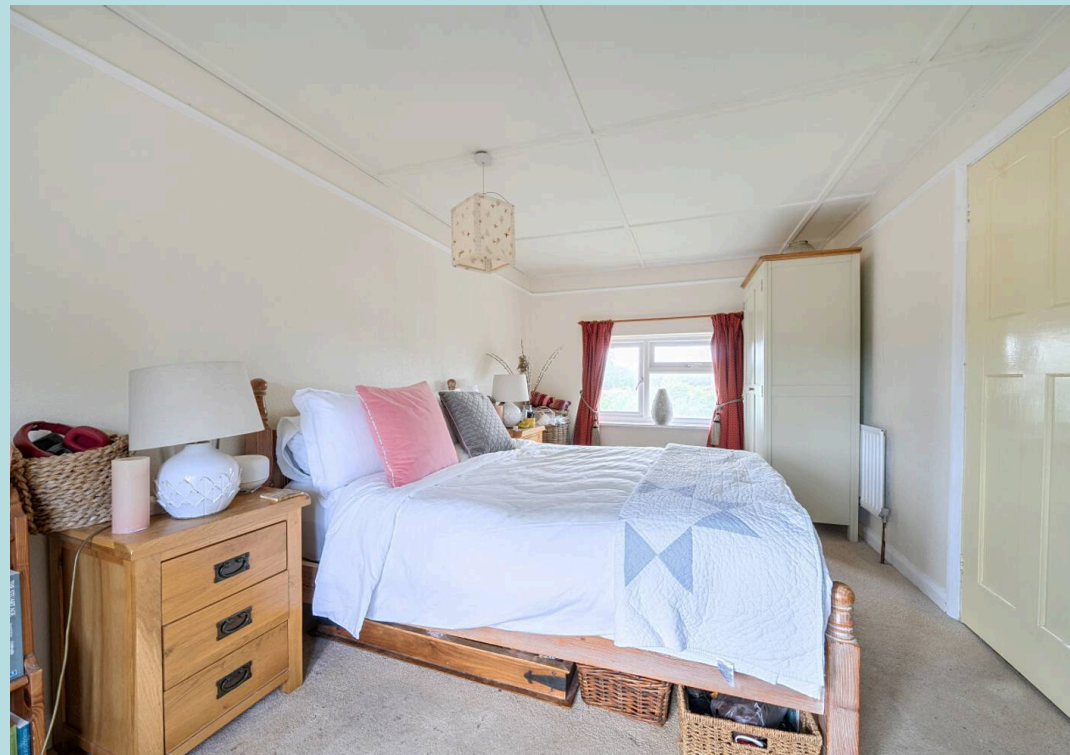
Stocks Lane, East Wittering, Chichester

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026.
Produced for Henry Adams. REF: 1472813





36 Stocks Lane

East Wittering, Chichester

This charming and characterful extended cottage offers beautifully presented and versatile accommodation throughout, blending period features with modern living.

The property boasts two well-proportioned bedrooms, including a generous principal bedroom with double aspect windows, allowing for an abundance of natural light. The second bedroom also benefits from an airing cupboard, providing useful additional storage. A spacious upstairs bathroom serves the first floor, while a convenient downstairs WC includes coat and boot storage.

To the ground floor, the home offers flexible living space. The front sitting room, complete with a feature fireplace, currently utilised as a bedroom, demonstrating the adaptability of the layout. The generous kitchen provides an ideal setting for daily family life and social gatherings, with the added benefit of a separate dining area. To the rear, a further reception room offers an excellent family room or second lounge, with sliding doors opening directly onto the south-facing garden.

Externally, the property continues to impress with a private front garden offering off-road parking for multiple vehicles. The rear garden enjoys a sunny aspect and includes a useful shed with power, ideal for storage or workshop use.

The staircase is light and airy, enhancing the overall sense of space and character throughout this delightful home.



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.