





# Cornfields Acre Street

West Wittering, Chichester

A charming fully renovated detached bungalow in a sought-after peaceful location, which is conveniently situated for easy access to the villages of East and West Wittering, countryside walks and the beach.

Council Tax band: E - £2,994.04 - 2026/27

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedrooms
- Sought-after rural location
- Dual aspect sitting room
- Kitchen/dining room
- Good-sized plot
- Countryside walks to 4 local pubs
- Easy access to East & West Wittering village centres and the beach
- Planning permission granted to extend to a 5 bedroom/3 bathroom house
- No forward chain

This is a rare opportunity to secure a delightful home in one of the area's most desirable coastal settings. West Wittering is known for its expansive sandy Blue Flag beach, stunning coastal walks, and strong sense of community. The village offers a well-regarded primary school, and a handful of local shops, with nearby East Wittering providing additional amenities including a GP surgery, dentist, butcher, bakery, and a variety of eateries. The nearby city of Chichester offers excellent shopping, restaurants, cultural attractions, and a mainline train station with regular services to London Victoria and Waterloo. The area also benefits from good road links via the A27.

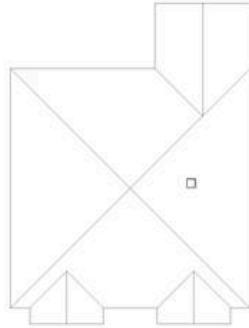








EXISTING GROUND FLOOR PLAN  
SCALE 1:100



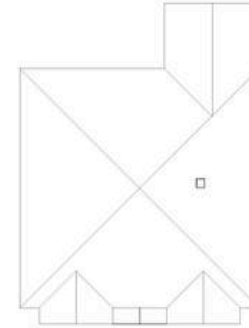
EXISTING ROOF PLAN  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100



EXISTING FRONT ELEVATION (NORTH)  
SCALE 1:100



EXISTING SIDE ELEVATION (WEST)  
SCALE 1:100



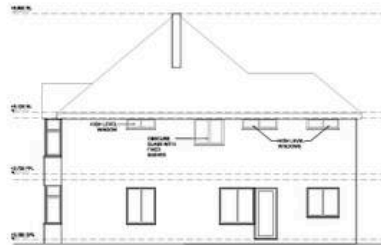
EXISTING REAR ELEVATION (SOUTH)  
SCALE 1:100



EXISTING SIDE ELEVATION (EAST)  
SCALE 1:100



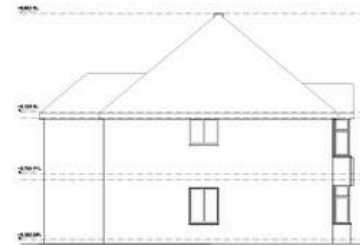
PROPOSED FRONT ELEVATION (NORTH)  
SCALE 1:100



PROPOSED SIDE ELEVATION (WEST)  
SCALE 1:100



PROPOSED REAR ELEVATION (SOUTH)  
SCALE 1:100



PROPOSED SIDE ELEVATION (EAST)  
SCALE 1:100



SCALE BAR 1:100

<b>CLIENT / JOB ADDRESS:</b> CORNFIELDS, ACRE STREET, WEST WITTERING, CHICHESTER PO20 8QQ	<b>SUBMISSION / REF</b> UPDATED PLANS TO COMPLY WITH PRE APPLICATION PLANNING ADVICE
<b>DRAWING TITLE / DESCRIPTION</b> FIRST FLOOR EXTENSION AND PORCH	<b>DRAWING TITLE</b> PLANS AND ELEVATIONS <b>DRAWING No.</b> 100 A
	<b>SCALE :</b> 1:100 ON A1 <b>DRAWN BY :</b> DB <b>DATE :</b> 04.07.2024 <b>CHECKED BY :</b> PW





## Cornfields Acre Street

West Wittering, Chichester

Situated in a highly sought-after location just outside the popular village of East Wittering, and within the parish of West Wittering, this charming three-bedroom fully renovated bungalow offers well-balanced accommodation, generous outdoor space, and exciting future potential.

Set back from the road and in a tucked-away position, the property occupies a good-sized plot with attractive front and rear gardens, ideal for relaxing or entertaining.

The accommodation is arranged around a central hallway, leading to a bright and spacious dual-aspect sitting room, filled with natural light. To the rear, a generous kitchen/dining room provides ample space for both everyday living and family gatherings, with direct access to the south-facing rear garden.

There are two well-proportioned double bedrooms, including a larger principal bedroom with built-in storage, along with a versatile third bedroom currently arranged as a sun room, which is perfect as a guest room, home office, or hobby space. A family bathroom is conveniently located off the hallway.

The property further benefits from a practical layout and excellent natural light throughout, along with significant scope to extend if required.

Notably, planning permission has been granted for a first-floor extension to create a substantial five-bedroom, three-bathroom house (Chichester District Council Ref: 25/00513/DOM, valid until 31/07/2028). Additional planning consent exists for a replacement detached garage, offering further enhancement potential. (old garage was removed prior to permission expiry).

Approval for a side extension to provide an en suite under permitted development. (Chichester Building control Ref: 19/00075/DEBN).



GROUND FLOOR

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale





## 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.