



5 Field Road, East Wittering

In Excess of £750,000



5 Field Road, East Wittering

A four-bedroom detached property situated in a private road within walking distance of East Wittering village centre and the beach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four bedroom detached property
- Utility & Boot Room
- Sitting/Dining Room
- Study & Snug
- Conservatory
- Family Bathroom & En Suite Shower Room
- Outbuilding
- Off-road Parking to Front & South-facing Garden to Rear
- Situated in a Private Road
- Walking distance of East Wittering Village Centre, Local Bus route and the Beach

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.

5 Field Road

East Wittering, Chichester

Situated in a sought-after residential location in East Wittering, this spacious and versatile detached family home offers well-balanced accommodation arranged over two floors, with ample built-in storage throughout and attractive living spaces.

The ground floor is centred around a generous sitting and dining room, providing an excellent space for both everyday family life and entertaining. Doors lead through to a bright conservatory, creating a pleasant additional reception area with views over the garden.

The well-appointed kitchen offers ample storage and workspace, while a separate utility room provides practical laundry facilities. Further ground floor accommodation includes a snug, a useful study ideal for home working, and a ground floor bedroom served by a nearby shower room, making it perfect for guests, multi-generational living or those seeking single-level accommodation.

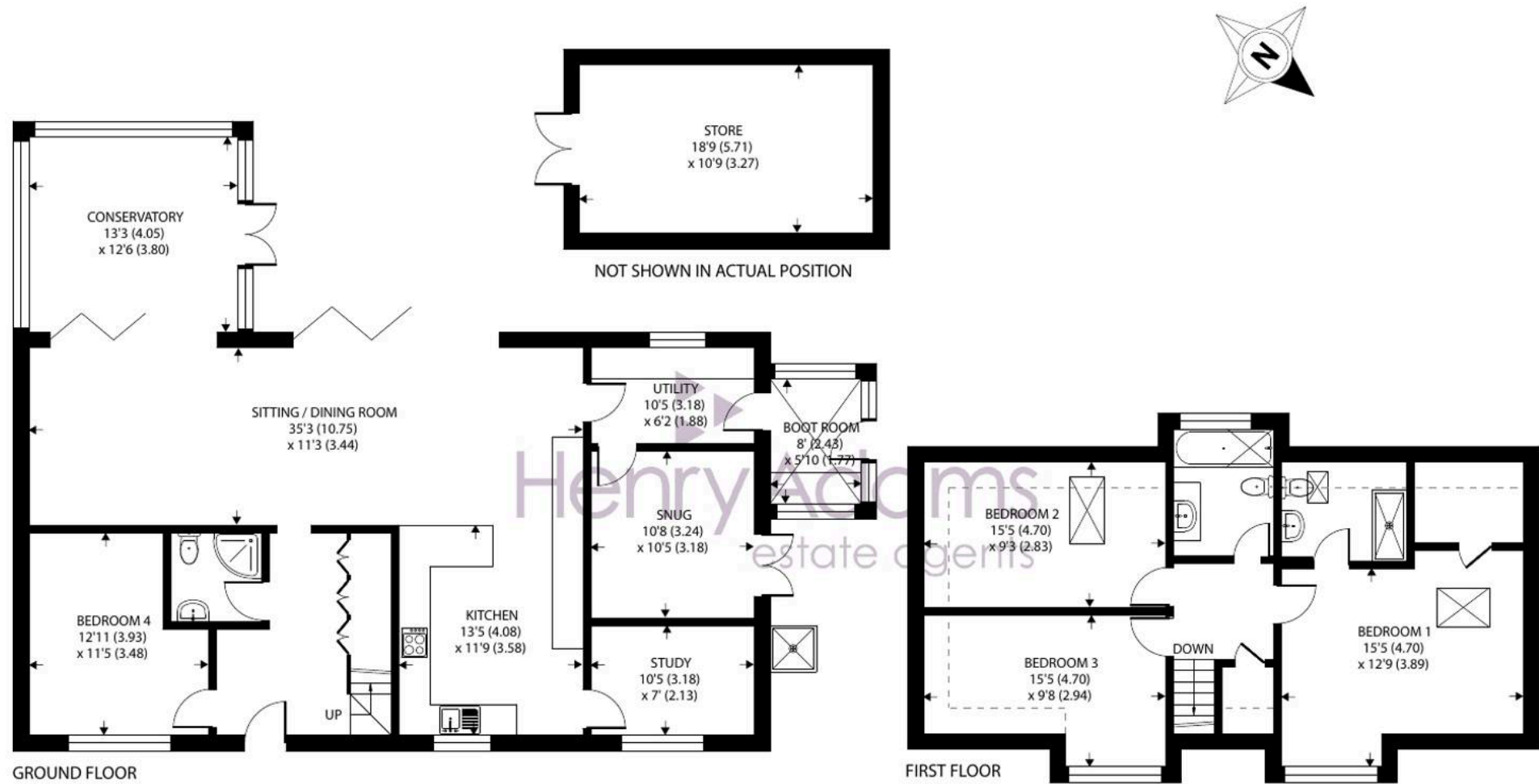
On the first floor, there are three further well-proportioned bedrooms. The principal bedroom enjoys the benefit of an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from a detached store/outbuilding offering excellent storage, workshop potential or space for hobbies. There is gravel driveway to the front providing off-road parking. The flexible layout, generous accommodation and desirable coastal location combine to make this an ideal family home or seaside retreat.

Conveniently positioned within easy reach of East Wittering village centre, local amenities, schools and the popular beach, the property offers an excellent opportunity to enjoy coastal living in a highly regarded area of the South Coast.







Approximate Area = 1981 sq ft / 184 sq m

Limited Use Area(s) = 94 sq ft / 8.7 sq m

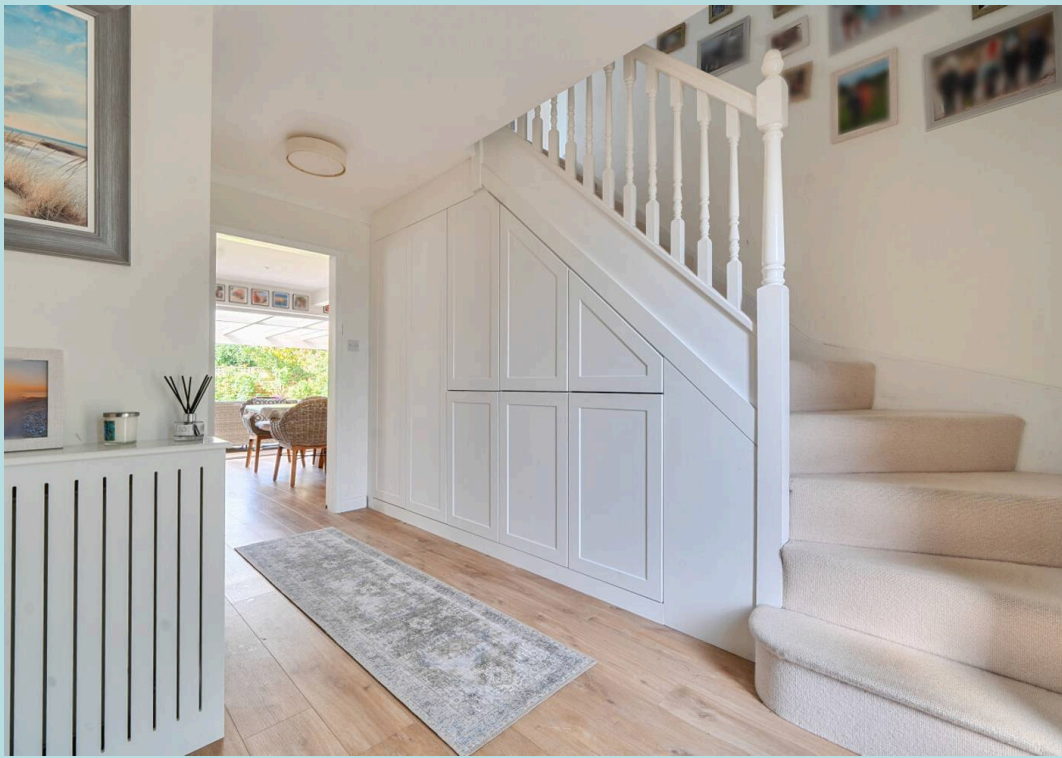
Outbuilding = 201 sq ft / 18.6 sq m

Total = 2276 sq ft / 211.3 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.