





25 The Crescent

West Wittering, Chichester

Situated in a sought-after location, this 2/3 bedroom home offers a kitchen/diner, bright lounge, south-facing garden, ample parking, storage and easy access to shops, cafés and the beach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO FORWARD CHAIN
- South facing garden
- Wood burning stove
- 2/3 bedrooms
- Short walk into East Wittering village
- Walking distance of the beach
- Private garden with sheds for storage

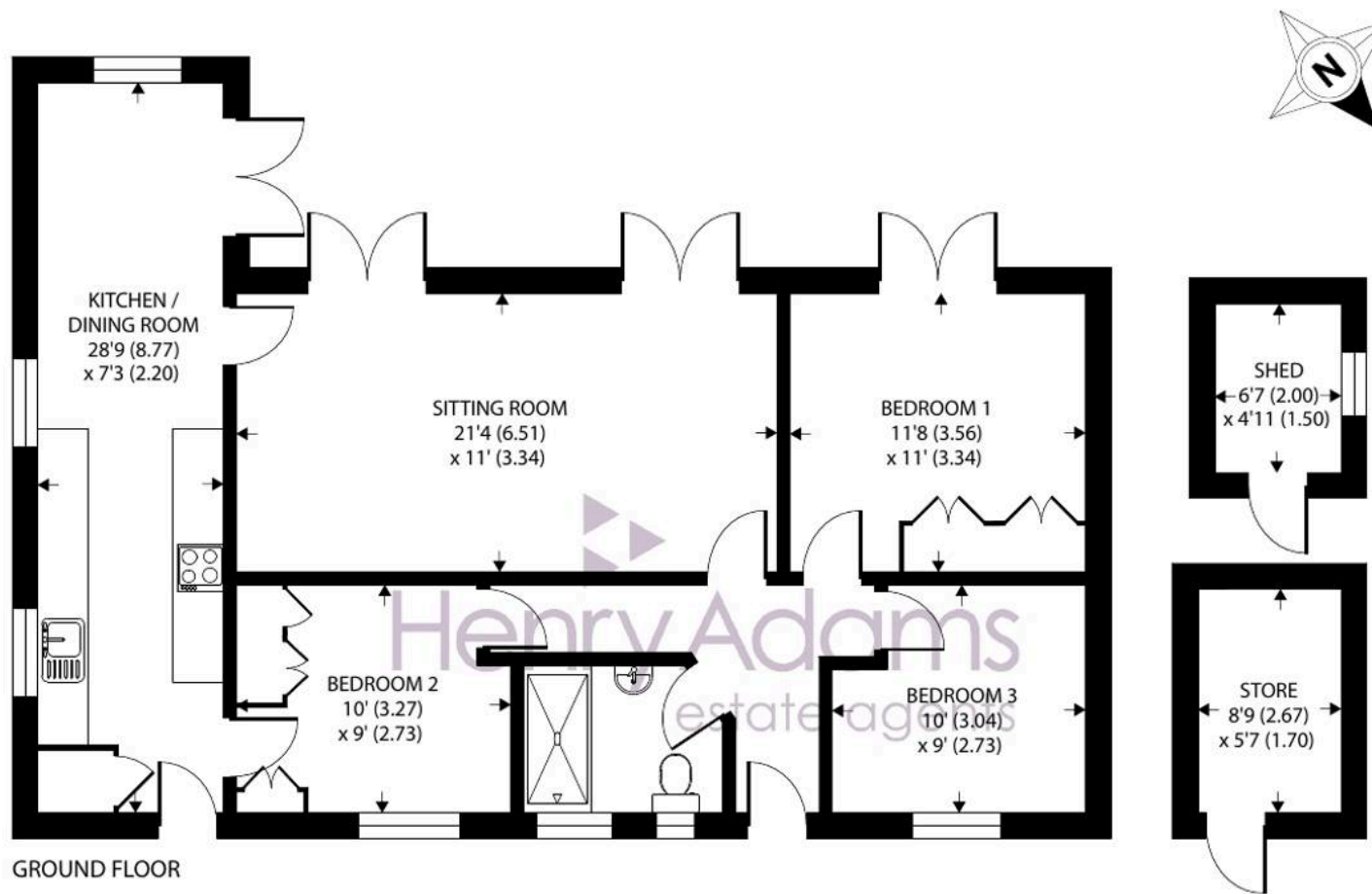
25 The Crescent is approximately 0.3 miles from East Wittering beach and situated within easy distance of all the amenities within East Wittering, offering a large variety of independent shops, supermarkets and restaurants. Many restaurants and local pubs can be found in the idyllic waterside villages of Bosham, Itchenor, and Sidlesham, which borders the Pagham Harbour Nature Reserve.

Aside from its Blue Flag beach, West Wittering village has a further array of small, individually run shops, a public house, beach cafe and a restaurant. Sailing clubs and marinas at Chichester and Itchenor provide exceptional facilities for sailing and water sports enthusiasts. Goodwood is famous for its many event days including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.









25 The Crescent, West Wittering, Chichester

Approximate Area = 908 sq ft / 84.3 sq m

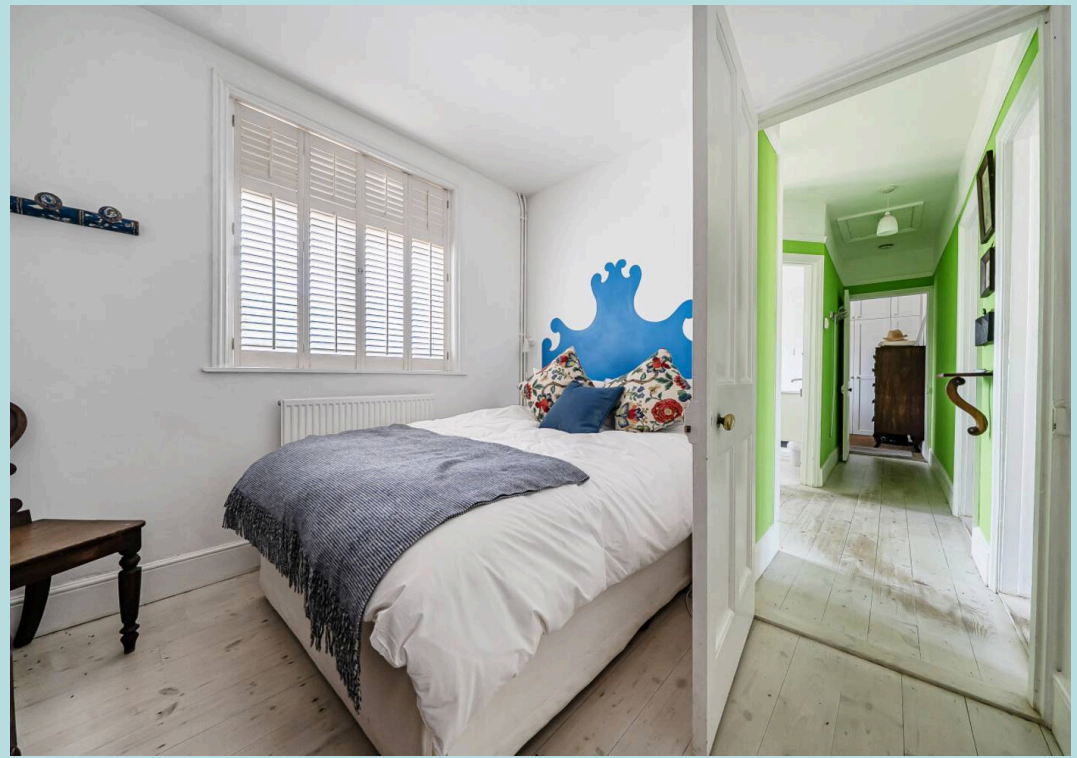
Outbuildings = 83 sq ft / 7.7 sq m

Total = 991 sq ft / 92.1 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.
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West Wittering, Chichester

This well-presented bungalow offers flexible accommodation with two to three bedrooms, making it ideal for couples, professionals or those looking for additional home-working space.

The heart of the home is the kitchen/diner, perfect for both everyday living. A bright and welcoming lounge features two sets of French doors that open directly onto the south-facing rear garden, allowing plenty of natural light to flood the room.

The main bedroom overlooks the garden with built in wardrobes, and also benefits from French doors, creating a lovely connection to the outdoor space. Bedroom number two is a double bedroom which over looks the front of the property. A further bedroom is currently arranged as a home office and includes built-in storage, offering excellent versatility to suit a variety of needs. Completing the accommodation is a modern shower room.

The property also benefits from a substantial loft, accessed via a loft ladder, providing excellent storage potential.

Externally, the south-facing rear garden provides a wonderful space to relax and entertain, featuring a patio area. There are garden sheds for additional storage, as well as a useful brick- built store at the front of the property.

The property also has side access on both sides, adding convenience and practicality. To the front, there is off-road parking for multiple vehicles.

Combining a peaceful residential setting with easy access to local amenities and the stunning beaches of East and West Wittering, this is a fantastic opportunity to enjoy coastal living in one of the South Coast's most sought-after locations.



Henry Adams – East Wittering

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