





2 Sandlands Point Stocks Lane

East Wittering, Chichester

A spacious contemporary home in the centre of East Wittering village and close to the beach.

Council Tax band: E – £3,005.39

Tenure: Leasehold

EPC Energy Efficiency Rating: B

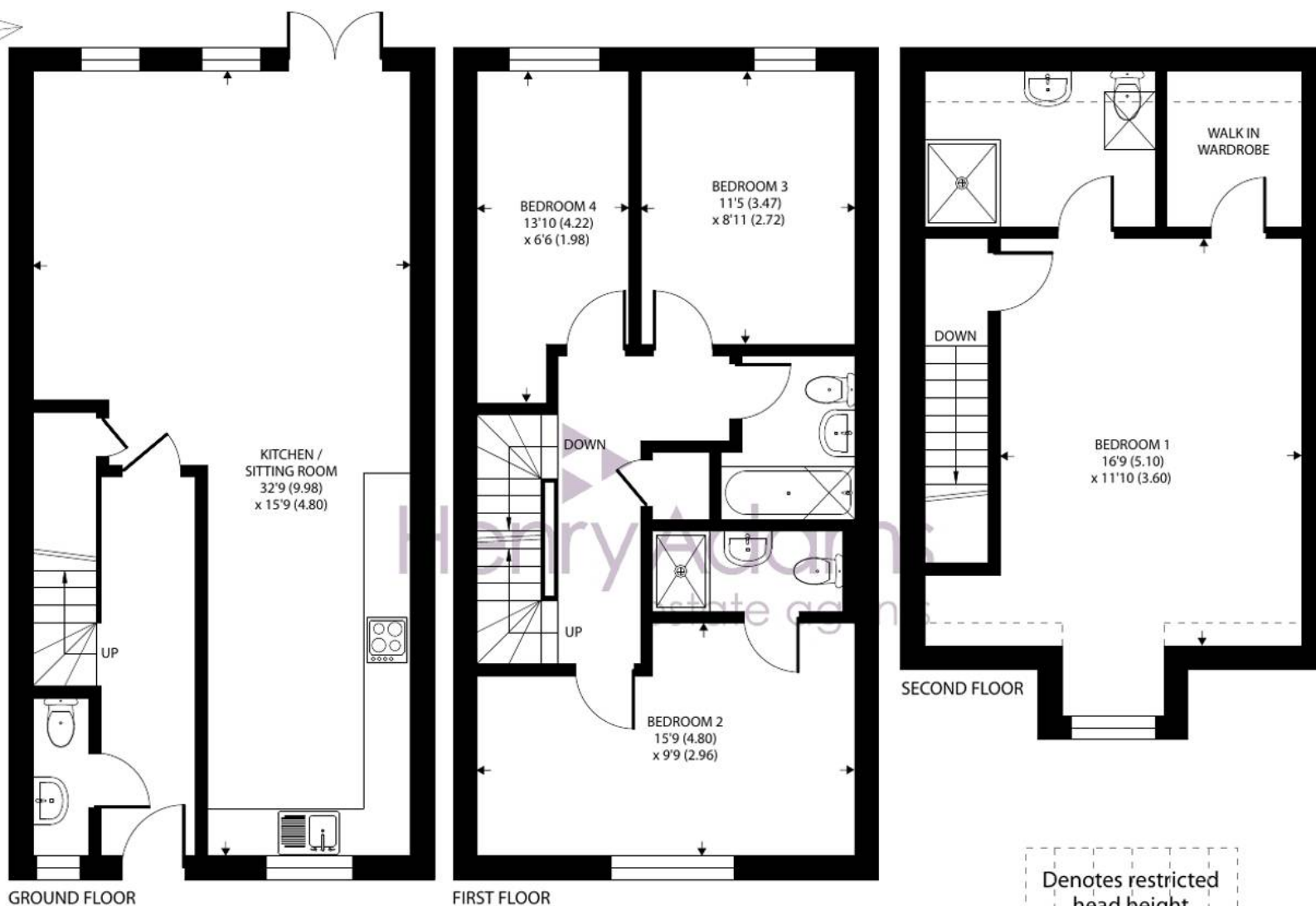
EPC Environmental Impact Rating: B

- Four bedroom spacious house
- Three bathrooms
- South facing rear garden
- Allocated parking spaces
- Sylvarna kitchen with integrated Neff appliances
- Centrally located in East Wittering village
- Close to the beach
- Ideal buy to let investment for holiday or long term letting
- Offered chain free

Sandlands Point is ideally positioned in the heart of East Wittering, just a short, level walk from both the beach and the village centre. The vibrant village offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, a butchers, greengrocers and a post office, making it a thriving and convenient community. The beach at East Wittering is particularly popular for coastal walks, water sports and family days out, while nearby West Wittering is home to its famous sandy Blue Flag beach. Chichester is just a short drive away, providing a broader selection of shops, cultural attractions and transport links, including a mainline railway station with services to London.







Sandlands Point, Stocks Lane, East Wittering, Chichester

Approximate Area = 1391 sq ft / 129.2 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 1422 sq ft / 132 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). © nichecom 2026.
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East Wittering, Chichester

This well-designed three-storey home offers a spacious and versatile layout, ideal for modern family living.

On the ground floor, the property opens into a bright and expansive open-plan kitchen and sitting room, stretching over 32 feet in length. This generous space is perfect for both everyday living and entertaining, with room for dining, relaxing, and cooking. A convenient ground-floor cloakroom is near the entrance, along with access to the staircase leading upstairs.

The first floor comprises three bedrooms, offering flexible accommodation for family members, guests, or even a home office. Bedroom 2 is particularly spacious with an en suite shower room, while Bedrooms 3 and 4 provide comfortable additional rooms. A well-appointed family bathroom and separate WC are centrally located for easy access.

The second floor is dedicated to a large and private principal bedroom suite with walk-in wardrobe. This impressive space benefits from its own en-suite shower room and includes areas with restricted head height, adding character while maximizing the available floor area.

Overall, the home provides approximately around 1,422 sq ft of total space, thoughtfully arranged to balance openness with privacy, making it a practical and attractive choice for a growing household.

Outside, there are two allocated parking spaces and visitor parking.



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.