





## 30 Seafield Close

East Wittering, Chichester

Located in a requested residential road, is this three bedroom detached chalet bungalow less than 500 metres from the beach.

Council Tax band: D – £2,458.95 2025/26

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedroom detached chalet bungalow
- Sitting/dining room
- Downstairs wet room
- Upstairs shower room
- Walking distance of beach and East Wittering village centre
- Popular location overlooking green
- Garage & off-road parking
- No forward chain

Situated close to the beach, within the sought-after coastal village of East Wittering, around seven miles south-west of Chichester. The beaches here enjoy beautiful views across the Solent towards the Isle of Wight and are well known for water sports, particularly kitesurfing and windsurfing. The village offers a great range of local amenities including an infants and junior school, GP surgery, dentist, library, two mini supermarkets and a selection of independent shops, cafés, and restaurants. There is also a

regular bus service into Chichester, which provides a wider choice of shops, leisure facilities, cinemas, and the renowned Festival Theatre, as well as a mainline railway station. The world-famous Goodwood Estate, with its Racecourse and Motor Circuit, lies just a few miles beyond Chichester.













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Situated in a quiet road within walking distance of the seafront, this property boasts a superb position in the road, looking out over the protected green. The accommodation is spacious, and the allows plenty of natural light to flood in. This well-proportioned three bedroom home offers flexible living space across two floors, complemented by a large garage, making it ideal for families or those needing additional workspace.

The ground floor features a spacious sitting/dining room, providing an excellent main living area. Adjacent is a modern kitchen with practical layout and direct access to the central hallway. The ground floor also includes two bedrooms, offering versatility for guests or home-office use. A family wet room and convenient hallway storage complete this level.

Upstairs, the first floor comprises a generously sized principal bedroom with extended layout and useful storage potential. A separate shower room. serves the upper floor for added convenience.

Externally, the property benefits from a large garden, ideal for parking, storage, or workshop use. In the garden sits a detached summer house, perfect for a home office, studio, gym, or relaxing outdoor retreat.



## Henry Adams – East Wittering

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