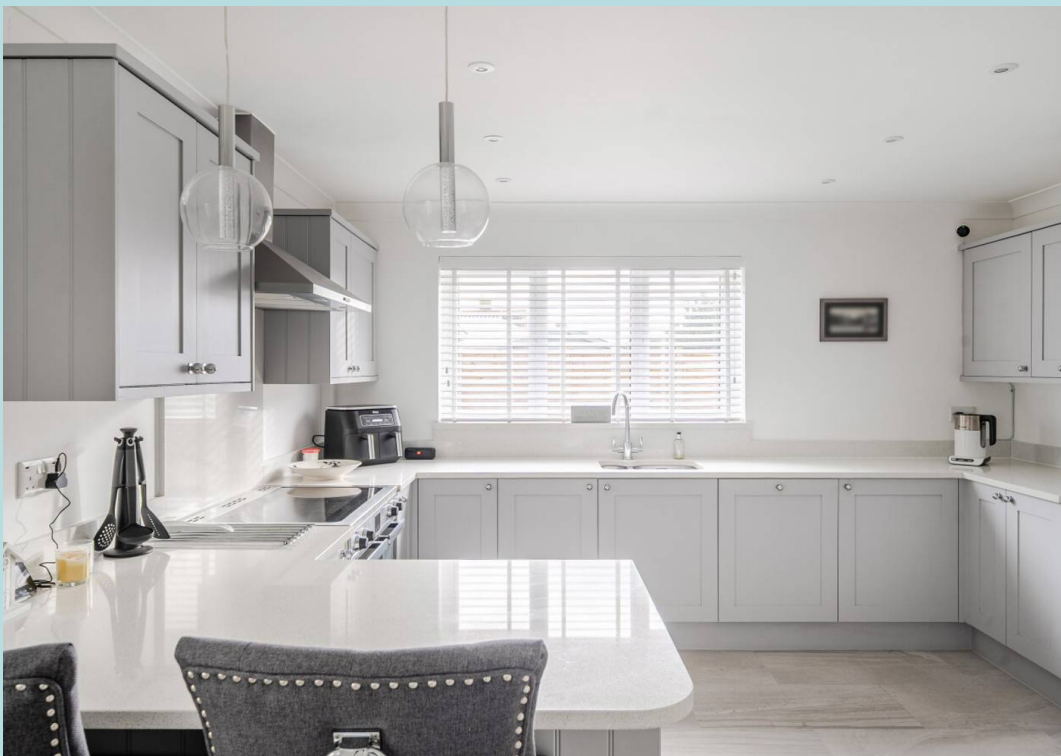






23 Culimore Close

West Wittering, Chichester

A three bedroom detached house conveniently situated for the village centre and the beach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

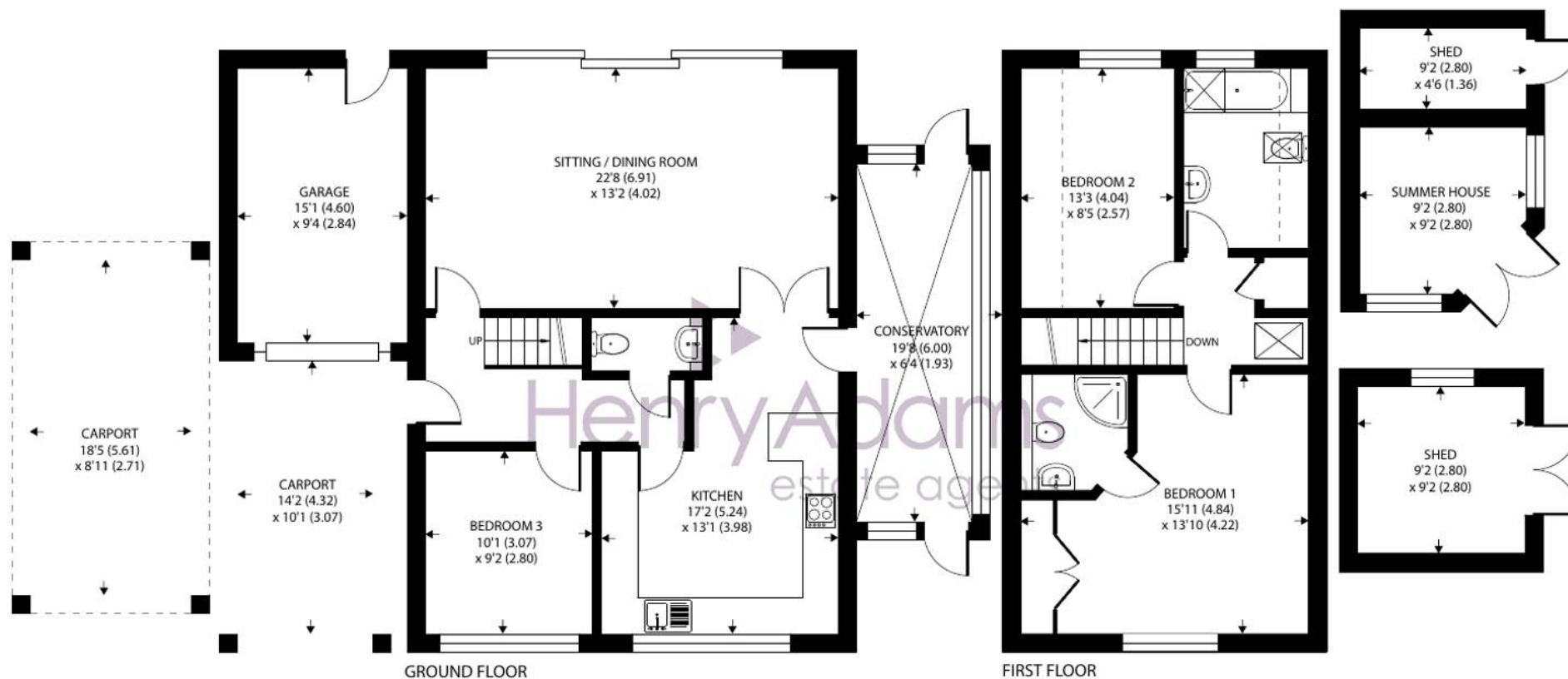
- NO FORWARD CHAIN!!
- Garage and covered car port
- Modern En suite shower room
- West facing rear garden
- Three double bedrooms
- Refurbished throughout
- Large kitchen and utility/ boot room
- Within minutes to East Wittering village centre and the beach
- Solar panels
- Storage shed and summer house







Denotes restricted
head height



23 Culimore Close, West Wittering, Chichester

Approximate Area = 1301 sq ft / 120.8 sq m (excludes garage / carports)

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Outbuilding = 201 sq ft / 18.6 sq m

Total = 1548 sq ft / 143.6 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). © n1checom 2026.
Produced for Henry Adams. REF: 1403221





23 Culimore Close

West Wittering, Chichester

Situated in a quiet residential cul-de-sac very close to the centre of East Wittering village, this well-proportioned three-bedroom property offers versatile accommodation, generous outbuildings and off-road parking, all within minutes of the coast and local amenities.

The ground floor has a spacious west-facing lounge-diner, providing an ideal space for both everyday living and entertaining, and sunny views over the garden. A well-appointed kitchen sits at the front of the property, offering ample storage and workspace, complete with built in fridge-freezer & dishwasher. Off from the kitchen is a great sized boot room/ utility room with access to the front and rear. Also on the ground floor is the third bedroom with built-in storage, ideal as a guest room, home office or snug, the cloakroom and understairs storages completes the ground floor.

Upstairs, the property has two double bedrooms. The principle bedroom with en suite shower room & double wardrobe built in, and the second bedroom served by a family bathroom. The principal bedroom also benefits from air conditioning.

Externally, the property benefits from a garage and carport. To the rear is a shed and summer house offering potential for hobbies, storage, or home working. The low-maintenance west facing garden has a large patio and lawn area.

This fabulous property in a sought-after coastal location is offered chain free!



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.