





## 4 Acre Street, West Wittering

A beautiful Edwardian residence situated in West Wittering boasting panoramic views protected fields.



- ▶ Situated in West Wittering
- ▶ Beautifully Renovated Throughout
- ▶ Open Plan Living
- ▶ Private Garden
- ▶ Panoramic Views Over Fields
- ▶ Feature Log Burner
- ▶ Separate Snug
- ▶ Gated Driveway

4 Acre Street is a beautifully presented 4-bedroom Edwardian house, situated in the heart of the popular coastal village of West Wittering. Offering unobstructed, panoramic views of protected fields, 4 Acre Street has been meticulously designed and renovated by the current owner to create an idyllic main residence, or second abode.

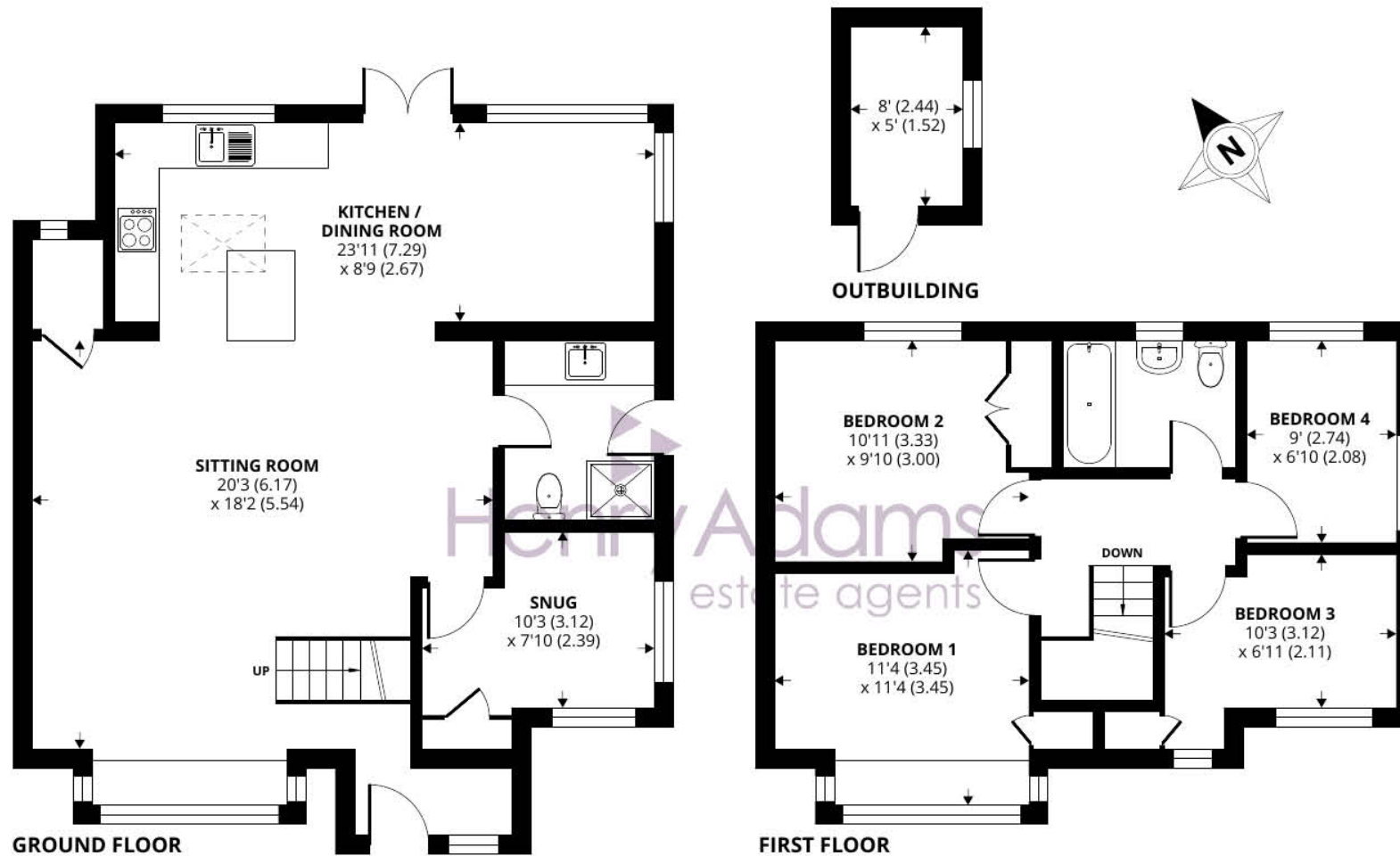
As you enter the property you are greeted by an open-plan living area with a feature log burner, creating a warm and inviting atmosphere for gatherings and relaxation. The kitchen area is well equipped with modern fitted appliances and blends with the dining area presenting stunning dual aspect views over the rear garden and fields. Additionally, a separate office/snug provides versatility for work or leisure activities. Stairs rise from the sitting room to the first floor, which comprises of three double bedrooms, a single bedroom, and a family bathroom, ensuring ample space and comfort for family or guests.

Outside, the property features a front garden which is gated and laid to lawn with a gravel driveway for multiple cars. The rear garden provides privacy and a peaceful outdoor space to be enjoyed while taking in the stunning surroundings. With direct access to the kitchen this makes the perfect area for alfresco dining during the summer months.









Approximate Area = 1298 sq ft / 120.5 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1338 sq ft / 124.2 sq m

For identification only - Not to scale



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.

## Location

The village of West Wittering is located some 7 miles to the south west of the City of Chichester. The village benefits from having an infants and junior school, church, sailing, tennis, cricket and football clubs and small range of local shops and pubs. There is also a regular bus service to Chichester which offers a fully comprehensive range of shops and leisure facilities, cinemas, trendy restaurants, the Festival Theatre, and a main line train station to London Victoria.

## Directions

From East Wittering Village proceed onto Northern Crescent and take the turning into Church Road continue on this road, which then becomes Piggary Hall Lane for 1.2 miles, Acre Street can then be found on the left proceed down the road for 0.2 miles and number 4 is the first property on your right hand side.

Chichester District Council Tax Band C 2024/25 - £1,981.27



