



## 3 Elms Way, West Wittering

Guide Price £1,225,000



Henry Adams  
estate agents

# 3 Elms Way

West Wittering, Chichester

Boasting a contemporary design and spacious interiors, this property is an ideal family home situated within walking distance of the beach and close to village shops and a local bus route.

To the ground floor you have a lovely sitting room and an open plan kitchen breakfast/dining room which is light and modern. There is a convenient downstairs cloakroom and utility room, adding further practicality to the living space.

This four-bedroom detached house presents an opportunity to acquire a beautiful and well-appointed residence in a highly desirable coastal setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom detached house
- Modern kitchen/diner
- Downstairs cloakroom
- Utility room
- Double garage
- On a sought after private road



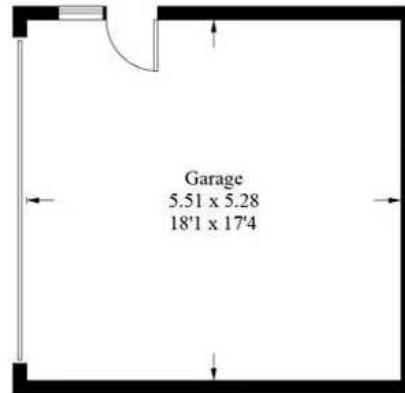




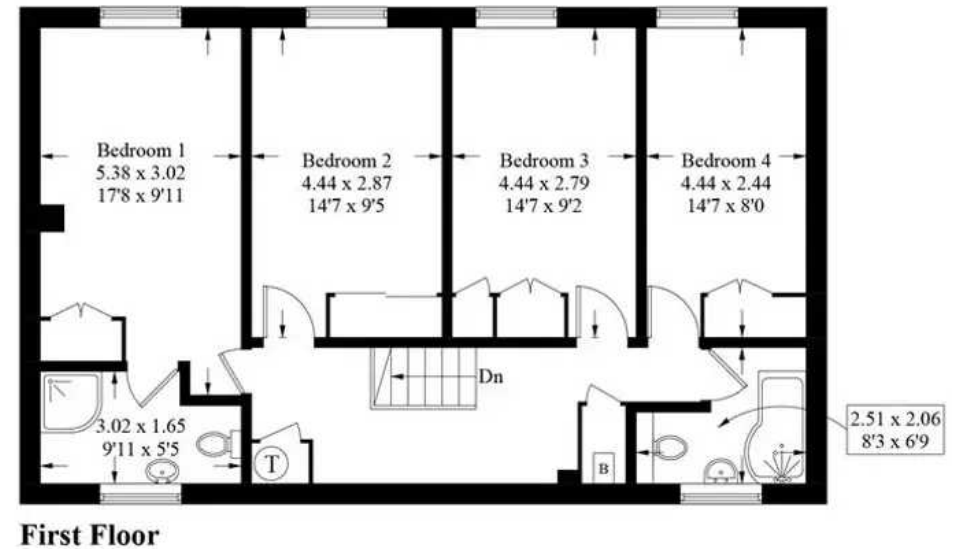
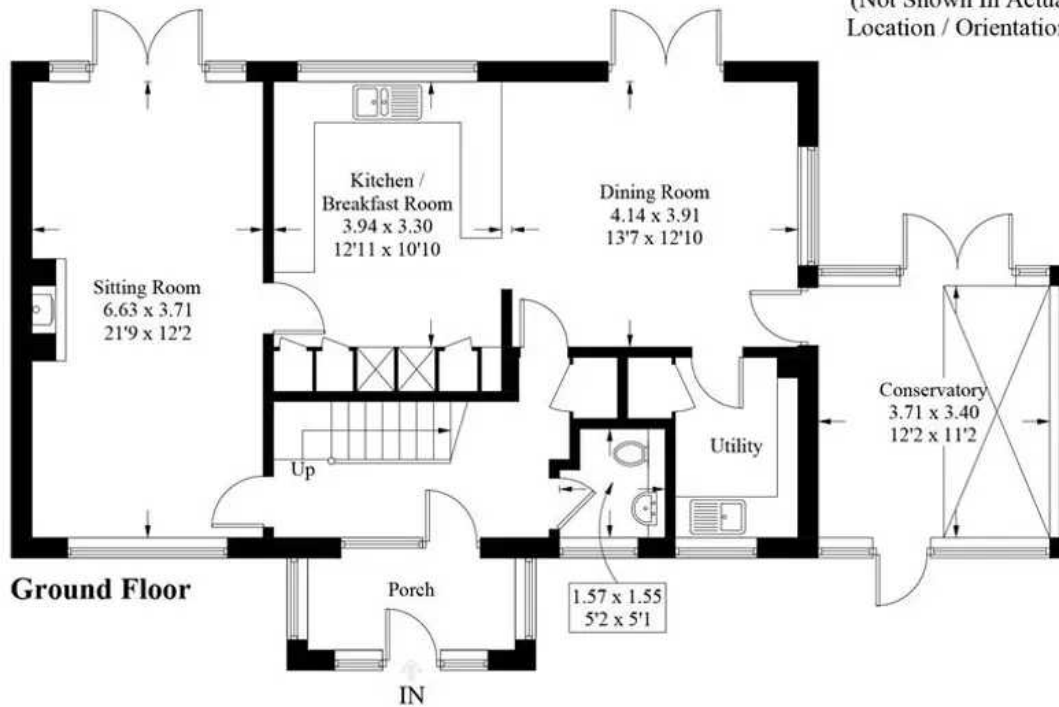


# Elms Way, PO20 8LS

Approximate Gross Internal Area  
House = 170.5 sq m / 1835 sq ft  
Garage = 29.1 sq m / 313 sq ft  
Total = 199.6 sq m / 2148 sq ft



(Not Shown In Actual  
Location / Orientation)



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing



## Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

[eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.