



23 Cakeham Way

Located in the highly sought-after Sea Estate, 23 Cakeham Way is a charming two-bedroom, semi-detached bungalow.



- ▶ Two Double Bedrooms
- ▶ Separate Dining Room
- ▶ Private Rear Garden
- ▶ Easy Access to East Wittering Village
- ▶ Cosy Living Room
- ▶ Contemporary Shower Room
- ▶ Garage and Driveway
- ▶ Sought After Location

The property features a cosy sitting room and a separate dining room with French doors leading onto the patio. At the rear of the property, an extension accommodates the kitchen, which boasts a dual aspect, a door to the garden, ample storage, and space for appliances. Additionally, the property includes a contemporary shower room and two generously sized double bedrooms, with ample space for wardrobes. There are also two additional storage cupboards, located in the lounge and hallway.

The rear garden is private and secluded, benefiting from a south-easterly orientation. Additional advantages include a garage and a spacious driveway with room for multiple vehicles. The property also offers potential for modernisation, allowing you to customise the home to your personal preferences.

23 Cakeham Way is ideally situated for easy access to the beach and East Wittering Village, which offers a variety of amenities. The Sea Estate provides a peaceful lifestyle with a welcoming community atmosphere, making it ideal for families, retirees, and those seeking a second home.





Cakeham Way, West Wittering, Chichester, PO20

Approximate Area = 728 sq ft / 67.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 868 sq ft / 80.6 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). © nichecom 2025. Produced for Henry Adams. REF: 1230533

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

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

FAQ's

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

Gas Fired Central Heating

Mains Water and Drainage

