



Benbow Cottage Rookwood Road, West Wittering

Guide Price £395,000

Benbow Cottage Rookwood Road

West Wittering, Chichester

This charming terraced cottage offers beautiful accommodation in the heart of West Wittering village. Ideally located within walking distance of local amenities and the famous 'Blue Flag' beach at East Head, as well as picturesque coastal walks along Chichester Harbour, this property is perfect as a permanent residence, a weekend home, or an investment opportunity. The property exudes a sense of openness and spaciousness, featuring an open-plan lounge/dining area. Glass double doors separate the living space from the kitchen while allowing natural light to flow through. The kitchen, complete with built-in appliances, seamlessly connects to the conservatory extension, offering an additional reception space and direct access to the rear patio area. A convenient shower room completes the ground floor accommodation.

Stairs from the living room lead to the first floor, where two double bedrooms are located, each with fitted wardrobes. The first-floor accommodation is completed by a family bathroom, providing practicality for all.

The property benefits from patio areas at both the front and rear. The south-easterly rear garden offers a private outdoor space with direct access to the residents' parking area and garage block.

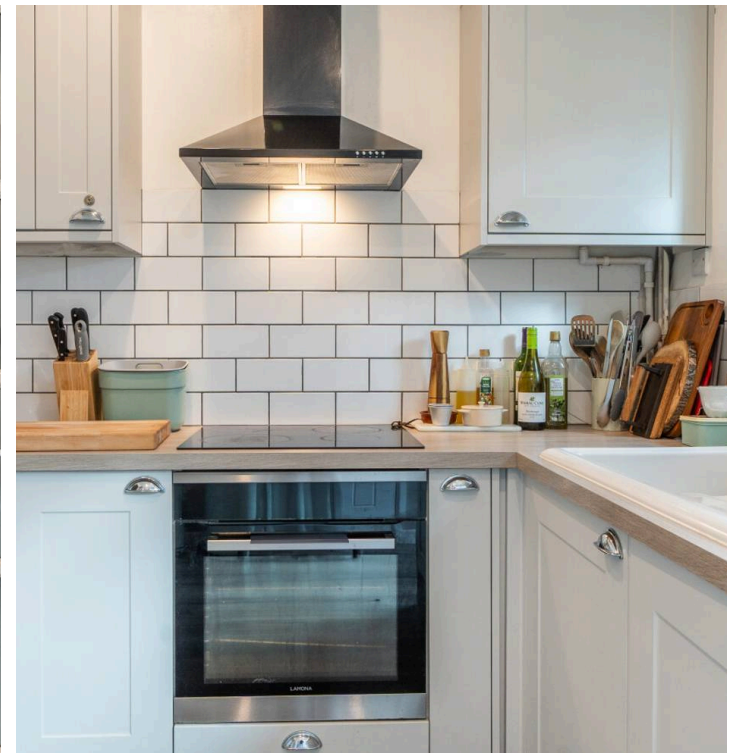
Council Tax band: C - £2080.97 2025/26

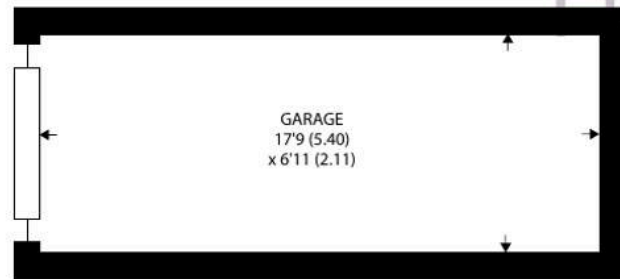
Tenure: Freehold

EPC Energy Efficiency Rating: D

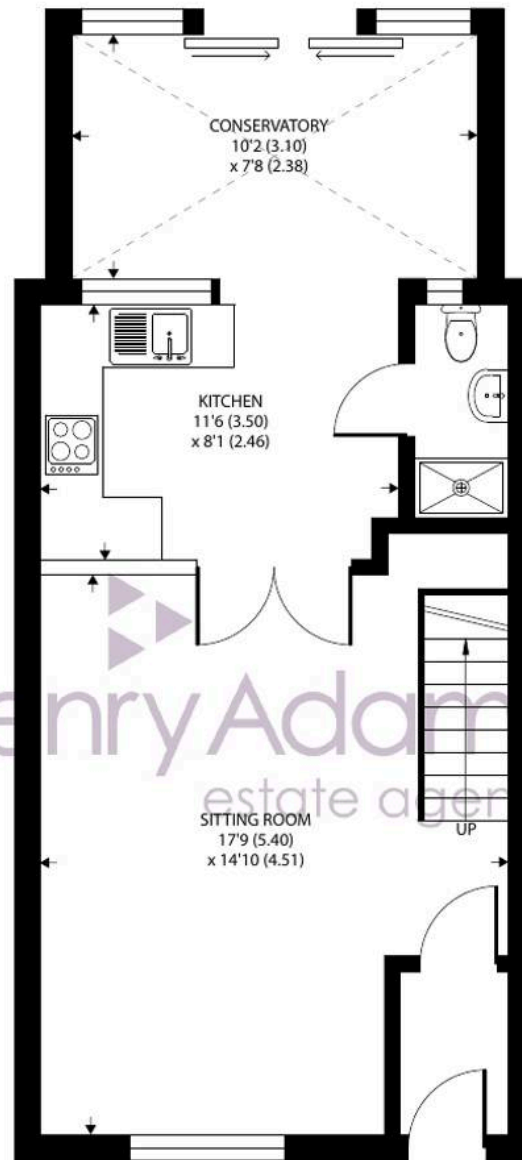
EPC Environmental Impact Rating: D

- Charming Terraced Cottage
- Heart of West Wittering
- Two Double Bedrooms

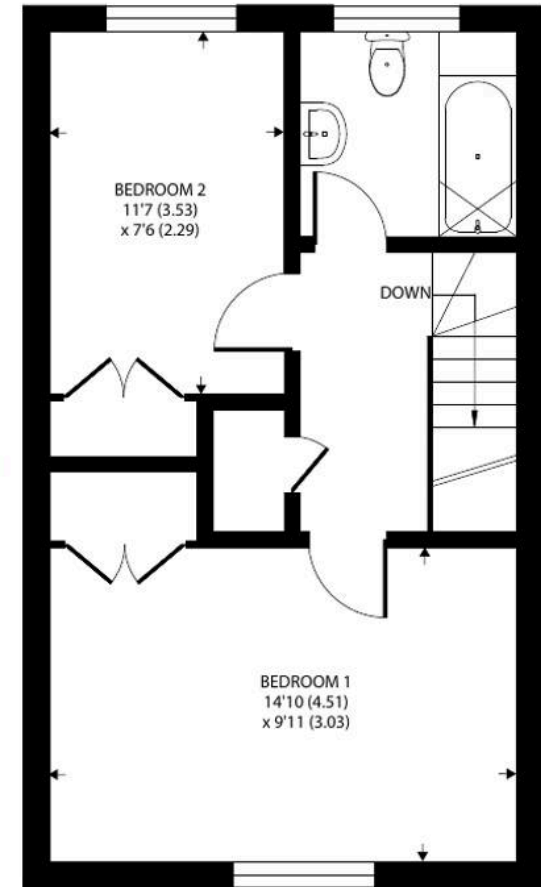




GARAGE



GROUND FLOOR



FIRST FLOOR

Rookwood Road, West Wittering, Chichester, PO20

Approximate Area = 862 sq ft / 80 sq m (excludes garage)

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.
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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.