









## 132 Stocks Lane

East Wittering, Chichester

Conveniently located for the village and local amenities in East Wittering, this generously proportioned four-bedroom semi-detached home offers ample space for the whole family to enjoy.

Upon entering the property, the family room is positioned to the left of the hallway, a spacious and versatile space currently used as a playroom. Beyond this, a second reception room features a fireplace and a large south facing window, which floods the space with natural light and provides lovely views over the garden.

To the rear of the property, the well-appointed kitchen/dining room offers extensive cupboard space, a useful breakfast bar, and plenty of room for family dining or entertaining. French doors provide direct access to the rear garden, enhancing the sense of space and flow.

Upstairs, there are four generously sized double bedrooms, including a principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden is mainly laid to lawn and bordered by mature planting, offering excellent privacy. Enjoying a south-facing aspect, the garden is a true suntrap. A side gate provides convenient access between the front and rear of the property, while the driveway to the front offers off-road parking for multiple vehicles, while the addition of an integral garage is equipped with power and lighting.









## 132 Stocks Lane

Approximate Area = 1514 sq ft / 140.6 sq m

Garage = 141 sq ft / 13 sq m

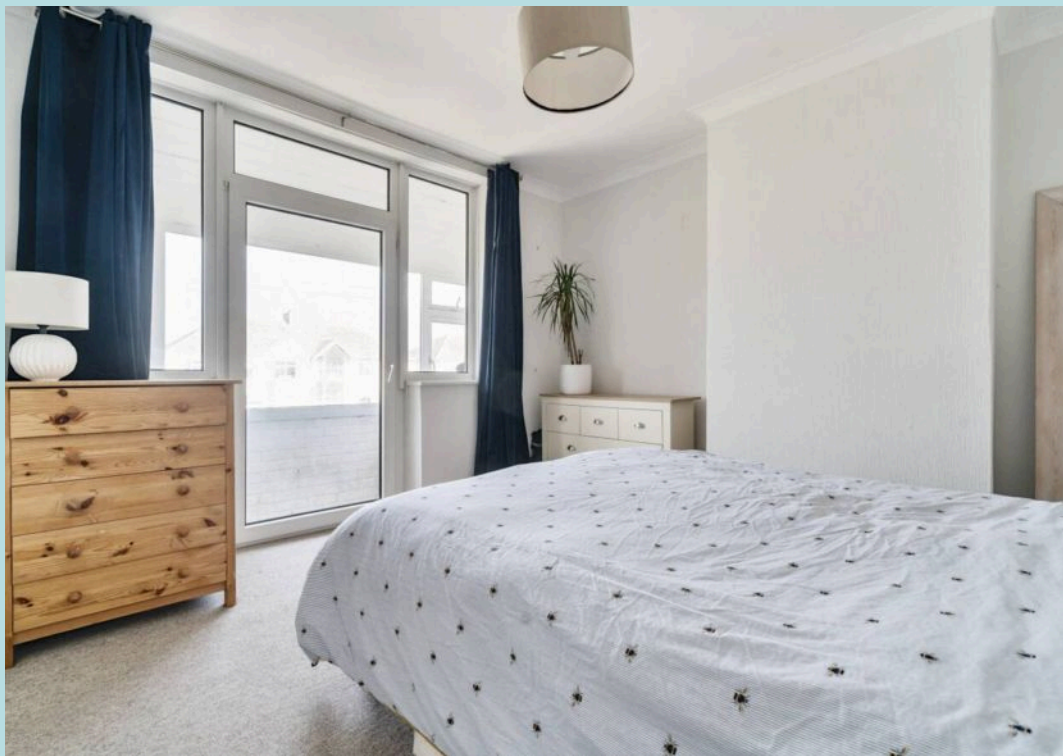
Total = 1655 sq ft / 153.7 sq m

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: 1258063







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East Wittering, Chichester

Situated in the heart of East 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 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.

- Spacious Family Home
- Sitting Room with Open Fire
- Separate Family Room
- Open Plan Kitchen Diner
- Four Double Bedrooms
- En Suite to Principal Bedroom
- Private South Facing Garden
- Garage and Driveway

EPC – C

Chichester District Council Tax Band D

Gas Fired Central Heating

Mains Gas, Water and Drainage





## 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