





2 Watersedge Gardens

West Wittering, Chichester

2 Watersedge Gardens is a delightful 3-bedroom, 2-bathroom bungalow situated within a serene cul-de-sac, just a 100 Metres from the beach, East Wittering village and nearby amenities. As you enter to your right, you will find a welcoming double aspect living area equipped with a gas fireplace, adjacent is the conservatory which is filled with sunlight from its south and west facing orientation inviting the outdoors in throughout the seasons. The practical kitchen/dining room area creates ample space for family gatherings and everyday living.

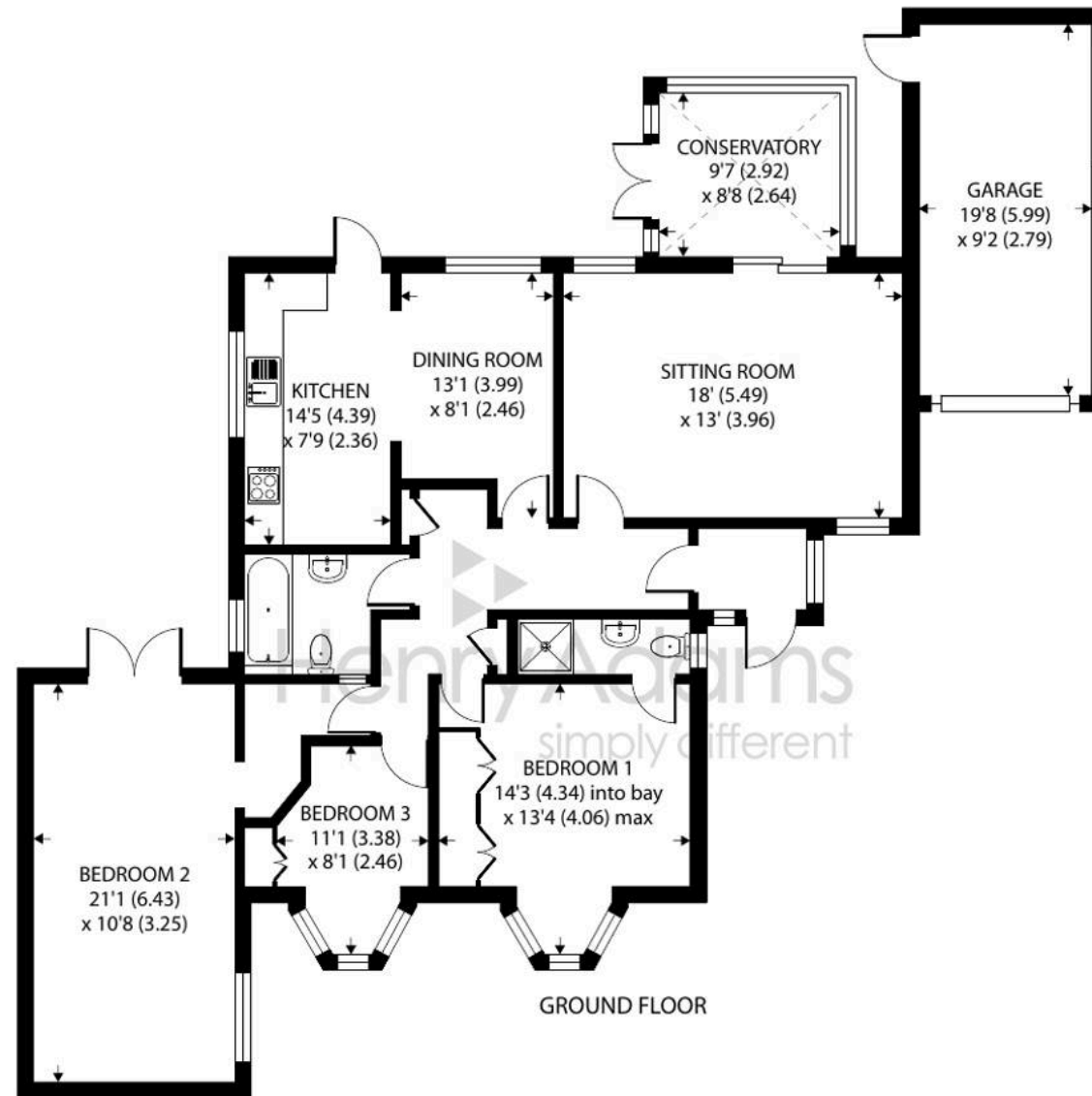
Furthermore, you will find three generous bedrooms with the principle bedroom having the benefits from a Jack and Jill style ensuite and direct access to the garden.

Outside you will discover an easily maintainable courtyard garden that enjoys the best of both worlds with its south and west-facing aspects, providing a pleasant space for relaxation or outdoor dining.

Practicality this property also features a private driveway with ample parking. The added convenience of a garage which completes the property, offers additional storage or workspace.







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Approximate Area = 1292 sq ft / 120 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). © n1checom 2025. Produced for Henry Adams. REF: 1048085





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Chichester District Council Tax Band E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- South and West facing courtyard garden
- Quiet Cul-de-sac Location
- Moments from the Beach
- Within Walking Distance of East Wittering Village
- Three Bedrooms
- Conservatory
- Bright Kitchen / Dining Room
- Off Road Parking & Garage
- No Forward Chain

Within the Parish of West Wittering, the property is a short walk to the coastal Village of East Wittering, 7 miles to the south-west of Chichester. The beach at West Wittering enjoys views across the Solent towards the Isle of Wight and is popular with windsurfers. The village offers a range of local facilities including: infants/ junior school, GP surgery, chemist, dentist, library, 2 mini supermarkets, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester with its full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.



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