





12 Howard Avenue

West Wittering, Chichester

A well proportioned three bedroom detached bungalow situated just moments from the beach.

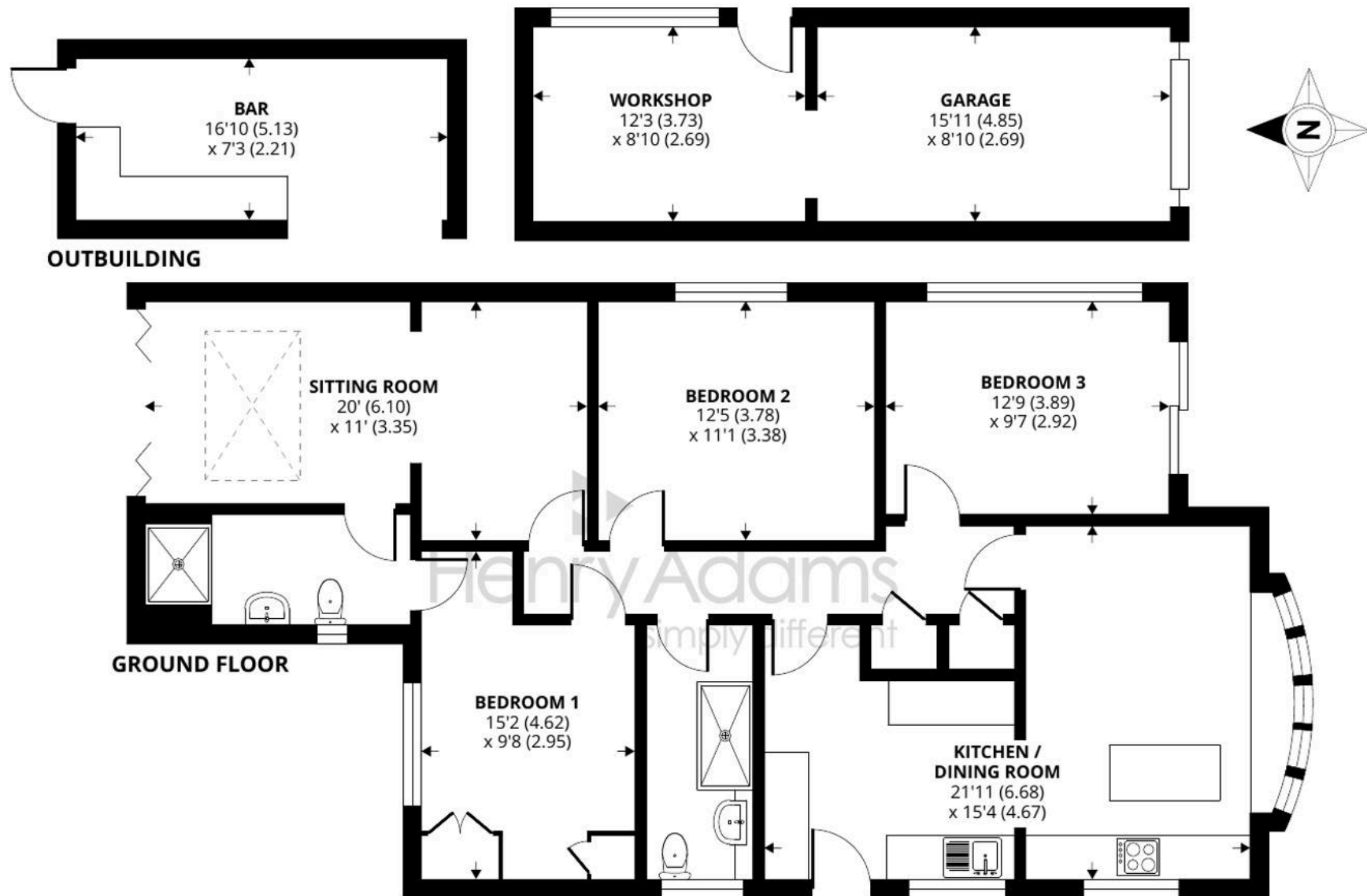
Located in a highly desirable area just moments from the beach, this beautifully presented three-bedroom detached bungalow offers a wonderful mix of contemporary comfort and classic character. Upon entering, you are welcomed into a stylish and recently refurbished open-plan kitchen and dining space, designed with both practicality and aesthetics in mind. This leads through to a central hallway, giving access to three generously sized double bedrooms and an extended living room, which opens directly onto the rear garden – an ideal layout for both everyday living and entertaining.

To the front, the property provides ample off-road parking, comfortably accommodating multiple vehicles. Additionally, there is a garage and adjoining workshop, offering fantastic versatility for storage, hobbies or future potential.

The landscaped garden is a true highlight, featuring a lush lawn bordered by gently swaying palm trees, adding to the relaxed coastal vibe. Two designated seating areas can be found one of which boasts a fully enclosed bar, perfect for hosting guests or enjoying a peaceful evening outdoors. Whether you are dining al fresco, entertaining, or simply unwinding, the garden offers a private and inviting space to enjoy.







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Approximate Area = 1147 sq ft / 106.5 sq m

Garage & Workshop = 255 sq ft / 23.7 sq m

Outbuilding = 123 sq ft / 11.4 sq m

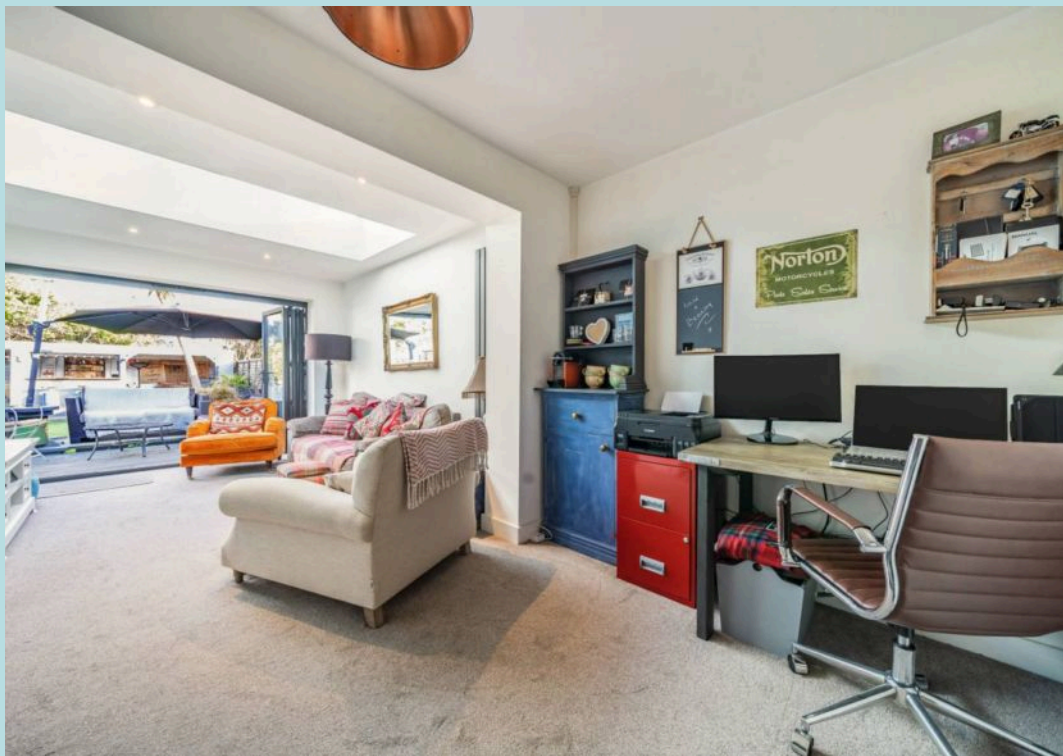
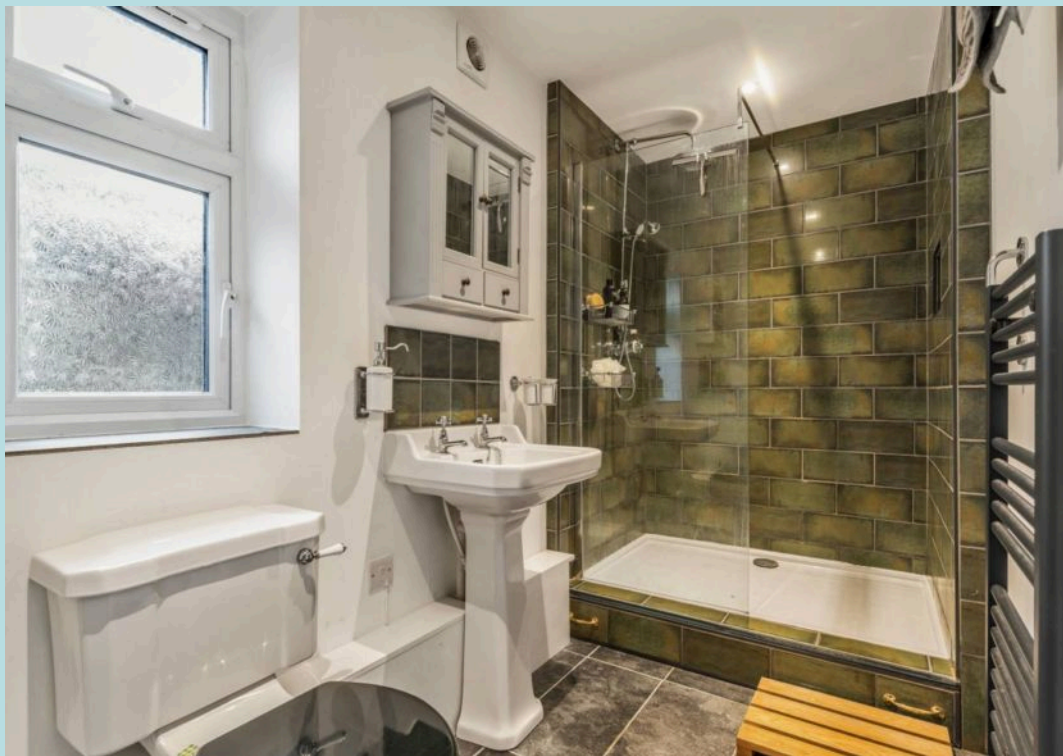
Total = 1525 sq ft / 141.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1060455





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Sought-after location
- Moments from the beach
- Recently renovated kitchen / diner
- Three double bedrooms
- Private driveway and garage
- Workshop
- Bar and outside seating area
- Planning permission in place chichester district council ref: 24/01007/PLD
- No forward chain

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.



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