









# Westering, 16 Barn Road

East Wittering, Chichester

Westering is a charming chalet bungalow situated in a sought-after private road in East Wittering Village. Boasting a stunning rear garden and multiple outbuildings, this property offers endless possibilities, with versatile accommodation suited to a range of buyers. It is also offered to the market with the benefit of no forward chain.

Upon entering, you are welcomed into the lounge, a bright and inviting space featuring an open fireplace, decorative beams, and a large bay window that fills the room with natural light. Off the lounge is the third bedroom, currently used as a home office. The kitchen provides ample storage with plenty of cupboard space, while the adjoining garden room enjoys triple-aspect views over the garden and serves beautifully as a dining room for family meals. Also on the ground floor, a second bedroom is positioned across from the family bathroom, and a separate utility room keeps laundry tasks tucked away, maximising space in the kitchen.

Stairs rise from the lounge to the first floor, where the principal suite is located. This attic conversion enjoys dual-aspect views, including a lovely outlook over open fields to the rear, and benefits from a spacious en-suite bathroom.

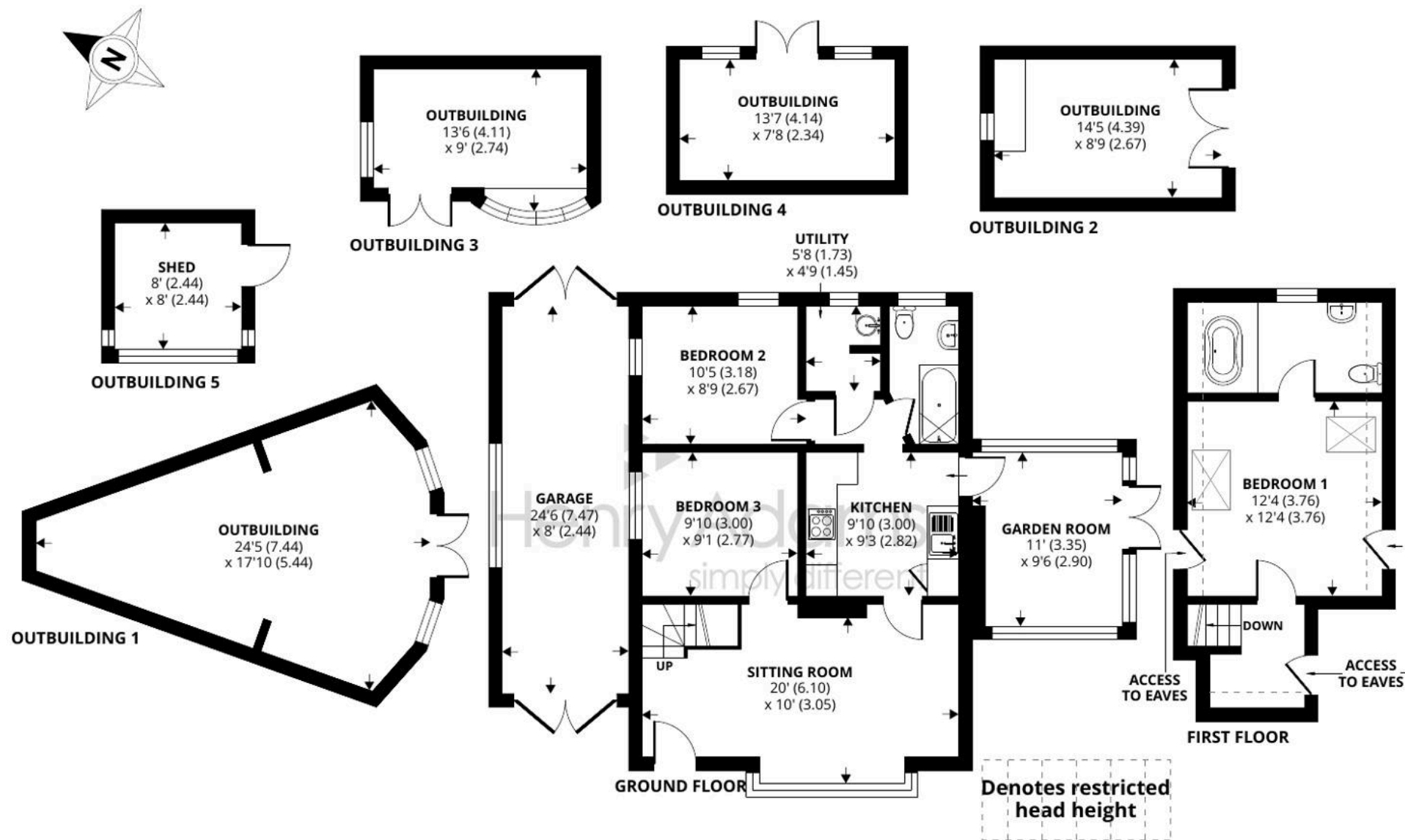
Outside, the expansive garden is complemented by multiple outbuildings, ideal for storage or as additional garden rooms to enjoy the surroundings. The most notable is a beautifully designed cabin, added around five years ago, which features power and a log burner, perfect for cosying up in the winter or enjoying the long evenings in the summer. Additionally there is an outside kitchen with a gas and charcoal BBQ, a Thai high-pressure gas cooker, and a wood-fired pizza oven, providing the perfect setup for alfresco dining and entertaining. To the front of the property, a gravel driveway provides off-road parking for three vehicles.











Approximate Area = 1128 sq ft / 104.8 sq m (includes garage)

Limited Use Area(s) = 43 sq ft / 4 sq m

Outbuildings = 683 sq ft / 63.4 sq m

Total = 1854 sq ft / 172.2 sq m

For identification only - Not to scale









## Westering, 16 Barn Road

East Wittering, Chichester

- Detached Chalet Bungalow
- Three Bedrooms
- En-suite to Principal Bedroom
- Utility Room
- Various Outbuildings
- Attractive Rear Garden
- Parking for Multiple Vehicles
- Sought After Private Road
- Within Walking Distance of the Village and Beach
- No Forward Chain

Chichester District Council Tax band: D

EPC Energy Efficiency Rating: D

Gas Fired Central Heating, Mains Water and Drainage

### Location

Situated within walking distance from the beach, 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.





## Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721 • [eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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