





1 Field Road

East Wittering, Chichester

A three bedroom detached house situated in a sought after private road, offered to the market with no forward chain.

Council Tax band: E - £2,861.78 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

1 Field Road is a well-presented, detached three-bedroom home, set on a quiet and well-regarded private road. It offers a comfortable and flexible layout, with a mix of character and practical living space.

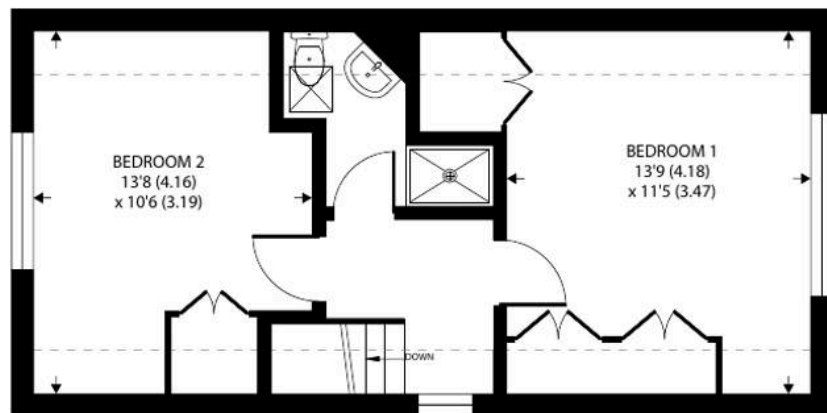
The sitting room features a traditional open fireplace and benefits from a double aspect, allowing plenty of natural light to fill the room. This leads through to a well-equipped kitchen/breakfast room, with a utility area and downstairs WC tucked to the side for convenience. At the rear, there is a second reception room with patio doors opening to the garden, ideal as a dining area, family room or home office.

The former garage has been thoughtfully converted to provide a generous ground floor bedroom and a modern bathroom, offering an excellent option for guest accommodation, or multi-generational living. Upstairs, there are two further double bedrooms, both served by family bathroom with shower cubicle.

Outside, the rear garden is a good size and backs onto open fields, offering a peaceful, green outlook. While the garden is north-facing, its length and open aspect mean the far end enjoys sunlight for much of the day. To the front, there is a private driveway with space to park one or two cars.

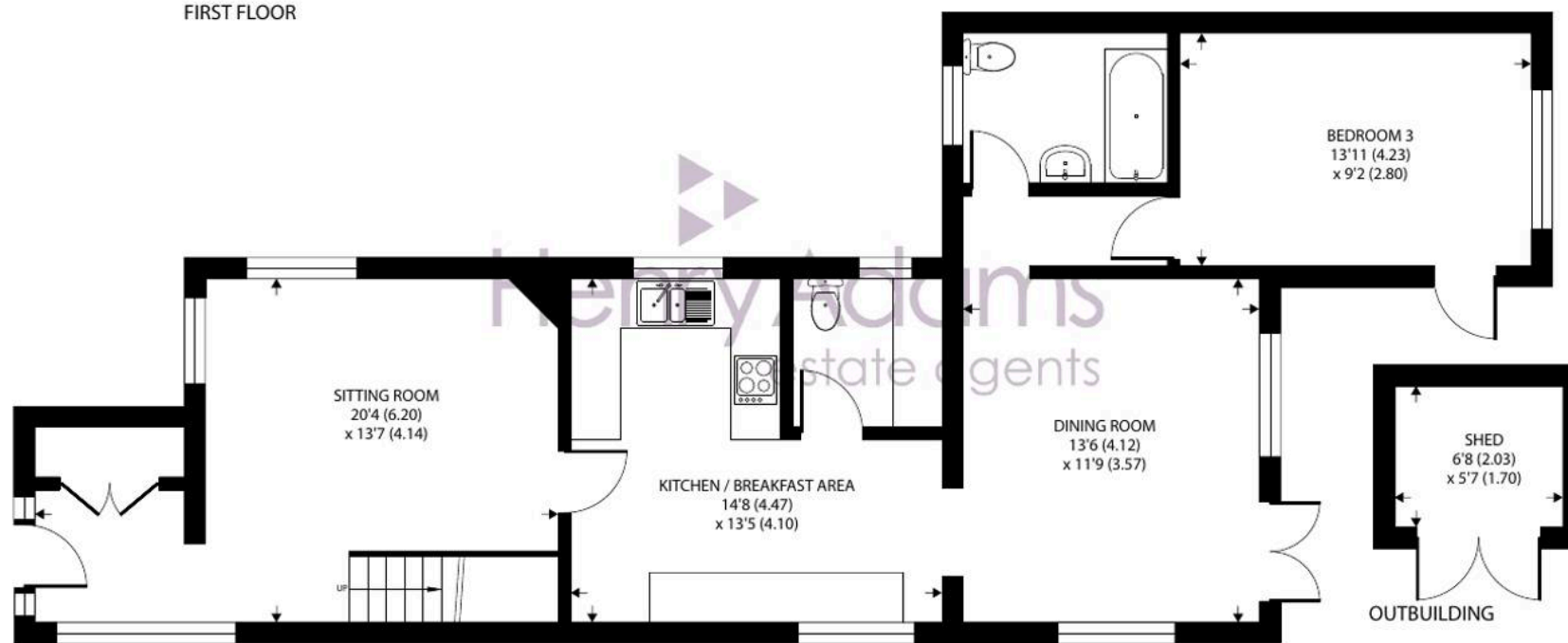






Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR

Approximate Area = 1129 sq ft / 104.8 sq m

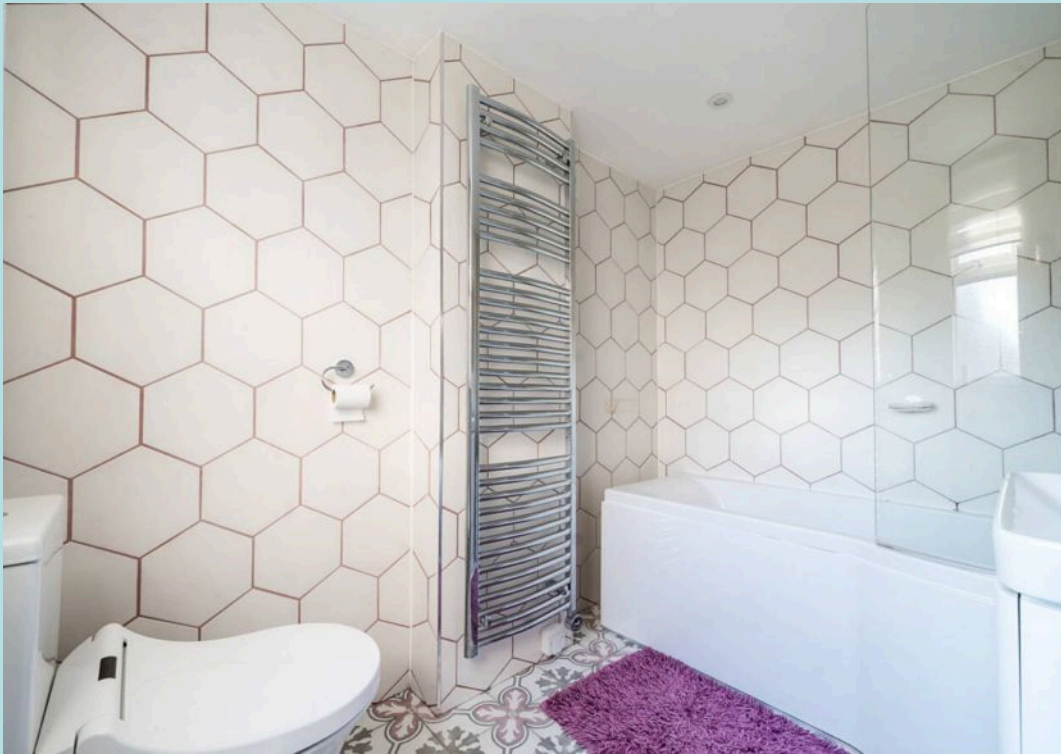
Limited Use Area(s) = 95 sq ft / 8.8 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 1166 sq ft / 117 sq m

For identification only - Not to scale







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Situated within walking distance from the beach, within the parish 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 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.

- Detached Character Home
- Sought After Private Road
- Living Room with Open Fire
- Kitchen / Breakfast Room
- Downstairs Bedroom and Bathroom
- Two Further Double Bedrooms
- Large Rear Garden
- No Forward Chain



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