





Flat 4

Horizon House Kingfisher Parade, Chichester

A modern and well presented two bedroom second floor apartment, conveniently located in the heart of East Wittering Village.

Situated in the heart of East Wittering village, 4 Horizon House is a modern coastal apartment with a spacious open-plan layout. The kitchen and living area are filled with natural light, thanks to large south-facing windows that offer expansive views over the village, with glimpses of the sea on the horizon. This space leads onto a private south-facing balcony, the perfect spot to unwind and take in the surroundings.

A welcoming entrance hall features a generous double storage cupboard, ideal for keeping life organised, along with a boiler cupboard housing a convenient washer/dryer.

The kitchen is well-equipped with integrated appliances, including a fridge freezer, induction hob, single oven, and dishwasher. The apartment also benefits from a modern smart electric heating system and a video-operated entry phone for added security and convenience.

Both bedrooms are generously sized, providing ample space for furniture and storage. Large windows allow natural light to flow in, creating bright and airy living spaces. The stylish shower room is complete with a walk-in shower, a waterfall shower head, a wall-hung basin, and a WC.

The property also includes a designated parking space at the rear, ensuring accessibility and ease. Residents of Horizon House benefit from a private and secure entrance, offering peace of mind and privacy.







Flat 4, Horizon House, Kingfisher Parade

Approximate Area = 650 sq ft / 60.3 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 2024. Produced for Henry Adams. REF: 1222677





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Council Tax band: B - £1,820.85

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Situated in East Wittering Village
- Two Double Bedrooms
- Light and Spacious Accommodation
- Open Plan Kitchen / Living Room
- Modern Shower Room
- South Facing Balcony
- Beautiful Views
- One Allocated Parking Space
- No Forward Chain

Situated within walking distance from the beach, and the heart of East Wittering village, 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

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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