





10 Howard Avenue

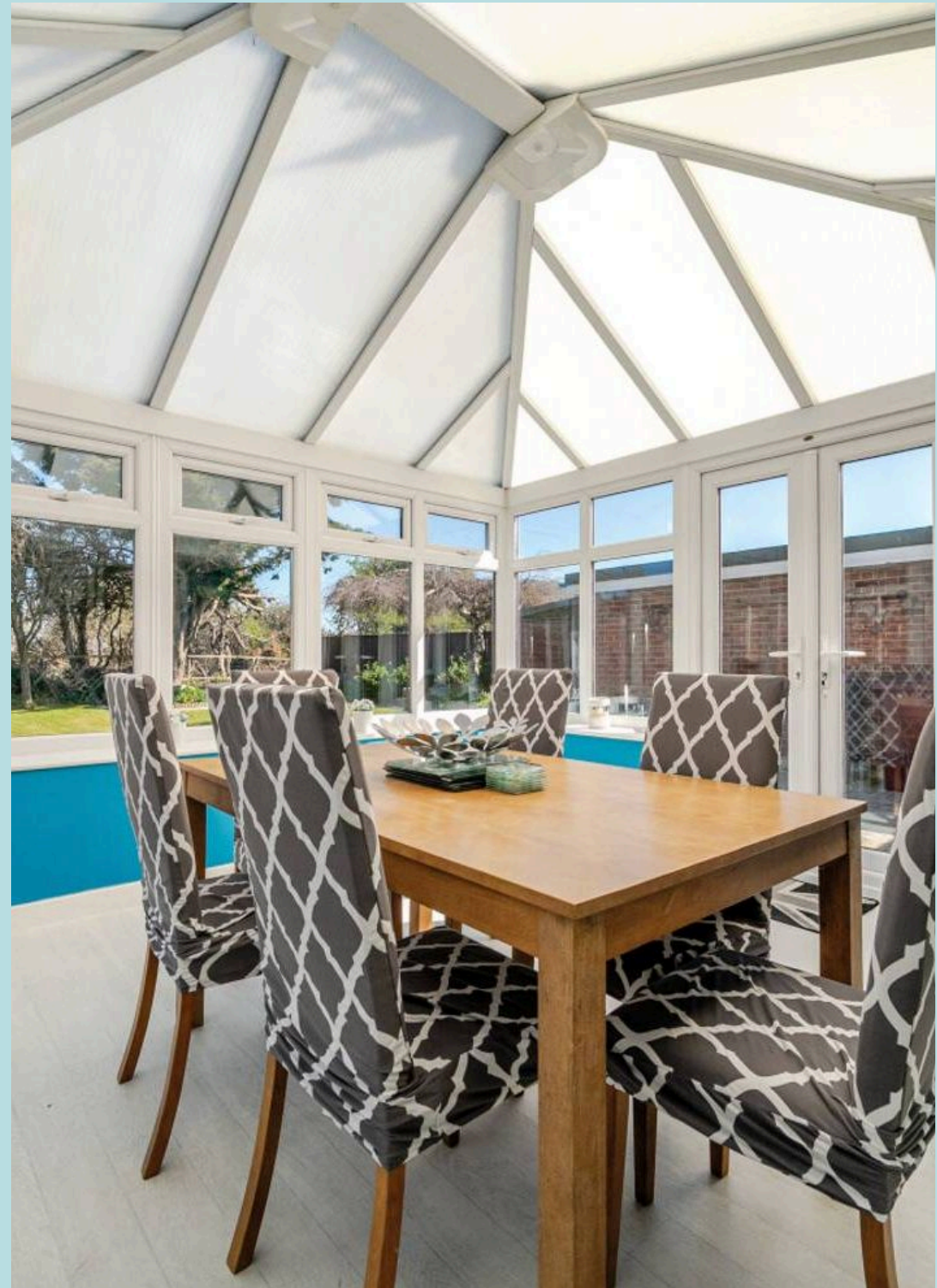
West Wittering, Chichester

A three bedroom detached bungalow situated in a generous plot with potential to extend STPP and no forward chain.

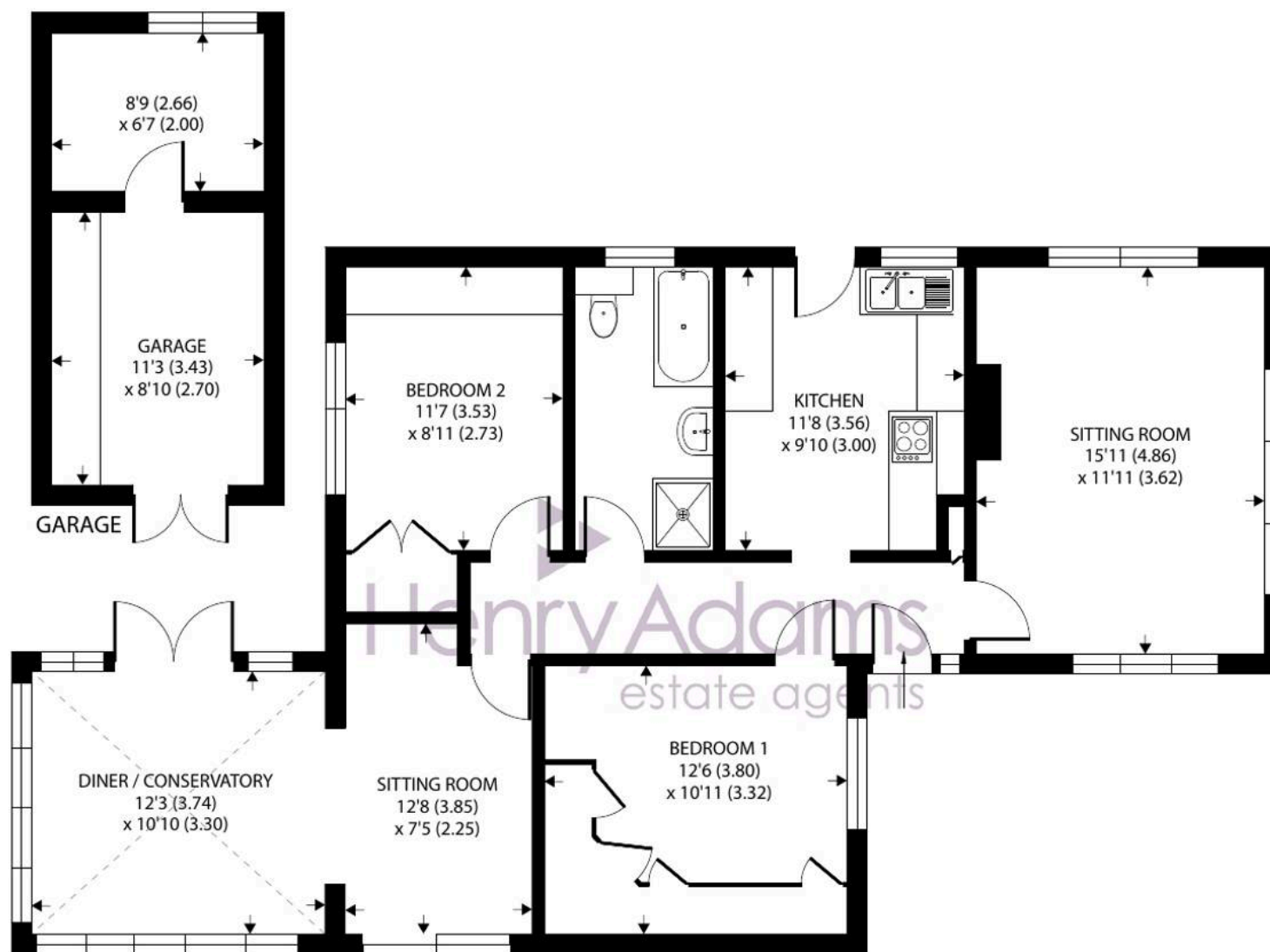
The main entrance opens into a welcoming hallway, leading to a bright and spacious triple-aspect sitting room. This delightful space enjoys a sunny south-facing outlook and features an attractive fireplace, creating a cosy focal point. The well-appointed kitchen offers a range of fitted floor and wall units, complemented by stylish worktops and an integrated sink with a mixer tap. Appliances include a cooker/oven and fridge/freezer, while a side door conveniently leads out to the driveway, carport area, and garage.

The property features three bedrooms, with bedrooms one and two benefiting from built-in storage. Bedroom three is a versatile space that enjoys sliding double-glazed doors that open into the garden room, which overlooks the rear garden. The garden room features double doors opening onto the garden, providing a lovely indoor-outdoor connection. The bathroom comprises a sleek white suite, including a panelled bath, WC, washbasin set within a vanity unit, separate shower cubicle, and a heated towel rail.

The rear garden is beautifully landscaped, offering a high degree of privacy. It features a well-maintained lawn, a paved patio ideal for outdoor seating, and well-stocked flower and shrub borders. Behind the garage, there is a timber shed/workshop, perfect for additional storage or hobbies. Externally, the property is approached via a gated driveway that leads to an extensive paved parking area, including a useful carport and single garage/workshop. A side pedestrian gate provides access to the rear garden.







GROUND FLOOR

10 Howard Avenue

Approximate Area = 982 sq ft / 91.2 sq m

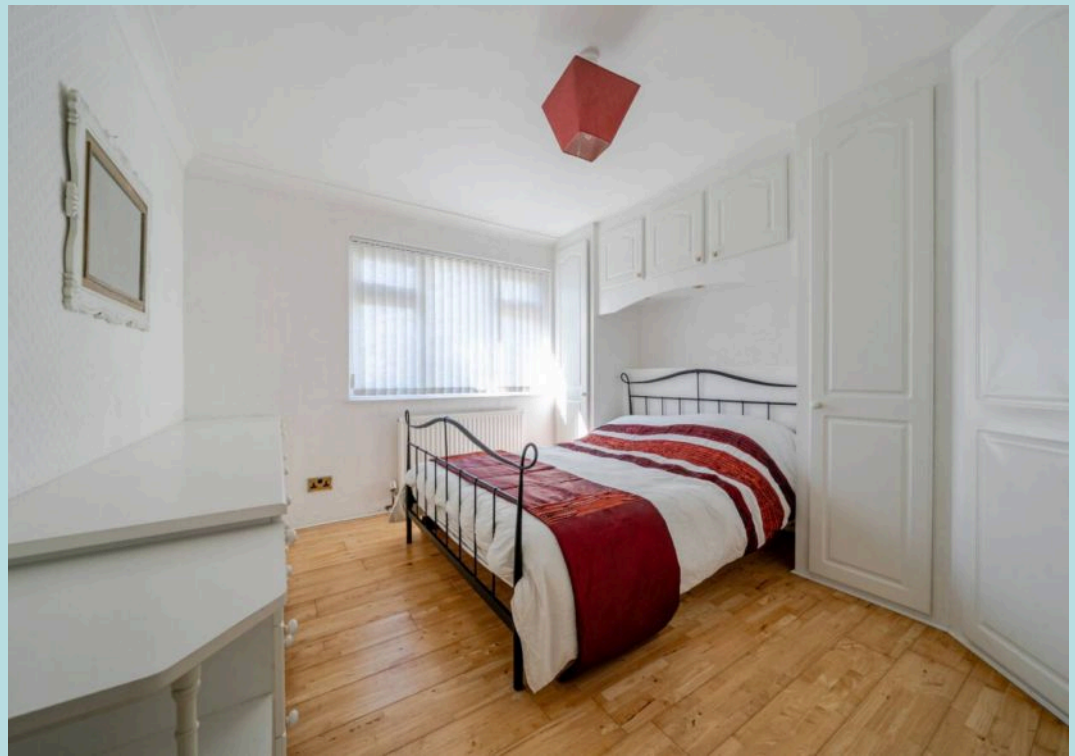
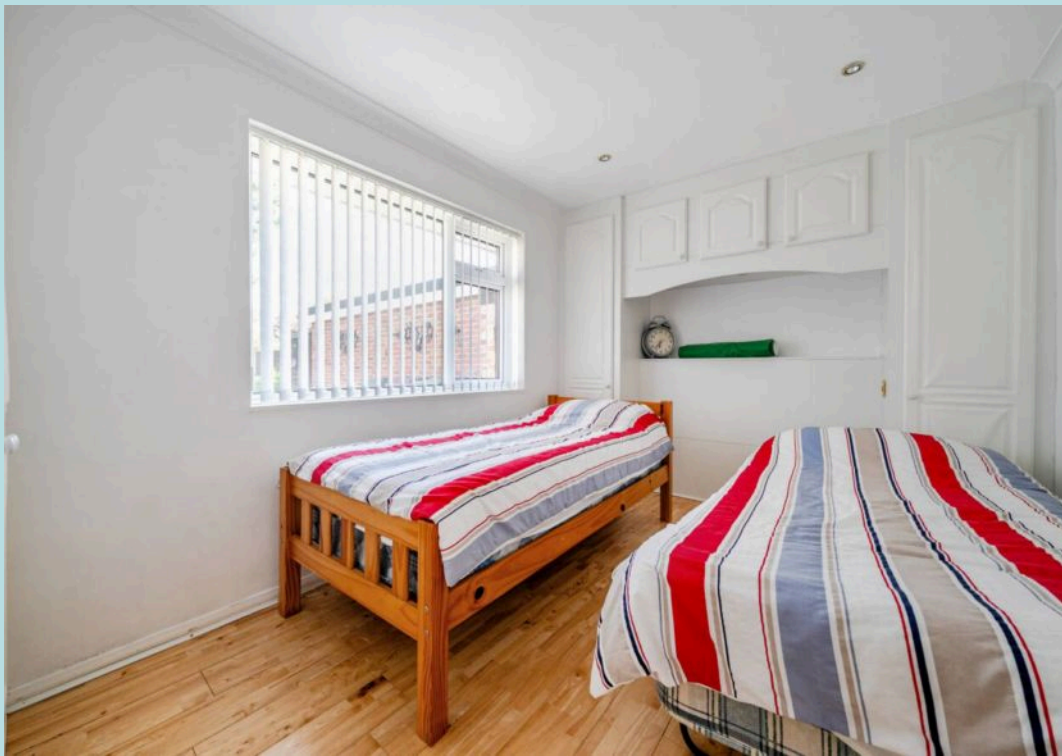
Garage = 163 sq ft / 15.1 sq m

Total = 1145 sq ft / 106.3 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 2025. Produced for Henry Adams. REF: 1267468





10 Howard Avenue

West Wittering, Chichester

Council Tax band: E

Tenure: Freehold

EPC: D

- No Forward Chain
- Detached Bungalow
- Sought After Road in West Wittering
- Scope for Extension STPP
- Private Rear Garden
- Garage and Workshop
- Driveway for Multiple Vehicles
- Close Proximity to the Beach and Village

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