

Pebbles Summerfield Road

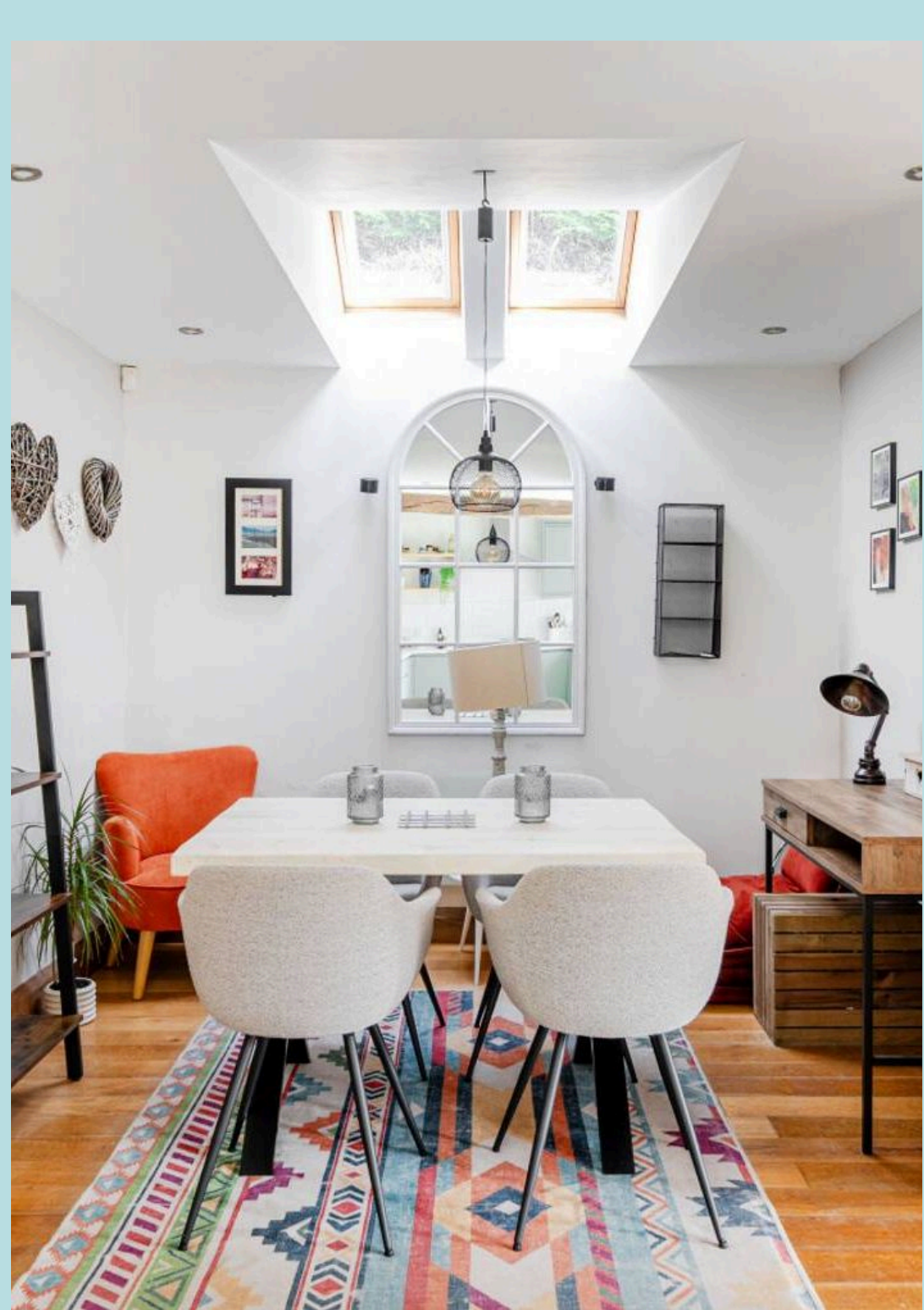
West Wittering, Chichester

Situated within the desirable coastal village of West Wittering, Pebbles is a deceptively spacious detached cottage bungalow offering the perfect blend of modern comfort and character charm.

Built in 2004, this unique home features reclaimed beams, attractive wooden flooring, wood burner and the added benefit of no onward chain. The current owner has renovated the property since purchase to create a more open plan feel while enhancing its coastal charm. Conveniently located just a short stroll from local shops, the bus route to Chichester and is within easy reach of the stunning Blue Flag beaches at East Head. This versatile property would make an ideal downsize, weekend escape, or holiday retreat.

The light and airy accommodation comprises an inviting entrance hallway, two double bedrooms, and a comfortable sitting room with a wood-burning stove. The well equipped kitchen/dining room provides ample space for cooking and entertaining, while the family bathroom and separate laundry cupboard complete the internal layout. There is a boarded loft with ample storage space.

Outside, patio doors from the sitting room open onto a terrace, leading to a private, low-maintenance rear garden, perfect for relaxing after a day by the sea. A spacious side return allows for spacious storage for bikes or paddle boards. There is also a separate garden shed and solar panels. To the front, there is a convenient driveway providing off-road parking for multiple vehicles.





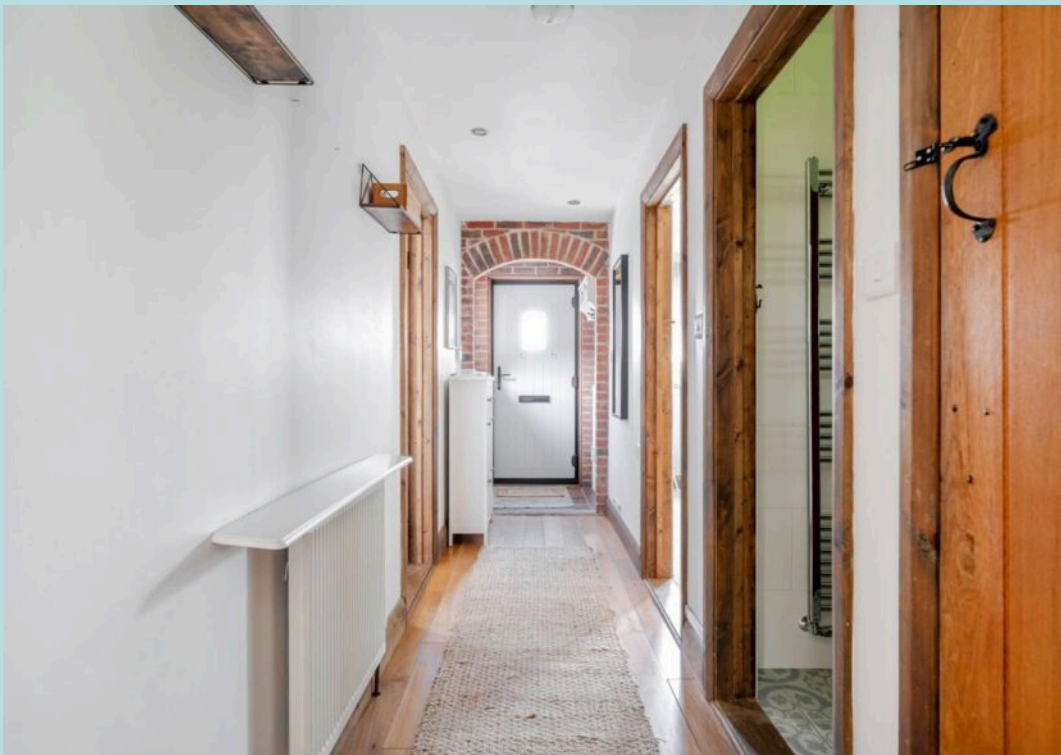
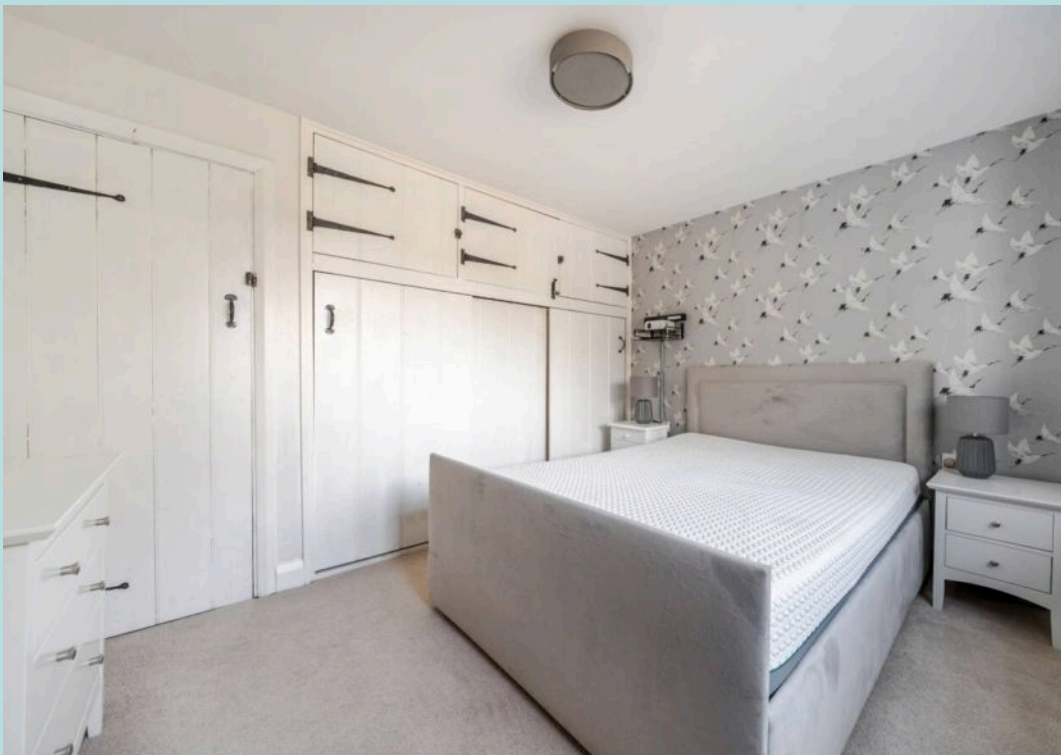


GROUND FLOOR

Approximate Area = 850 sq ft / 79 sq m

For identification only - Not to scale







Pebbles Summerfield Road

West Wittering, Chichester

Chichester District Council Tax Band D 2025/26 £2336.33

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Bungalow
- Beautiful New Kitchen
- Character Features
- Flooded with Natural Light Throughout
- Two Double Bedrooms
- Private and South Facing Rear Garden
- Generous Loft Storage
- Solar Panels
- Driveway for Multiple Vehicles
- No Forward Chain

Situated within walking distance from the beach, within the village 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

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

01243 672721 • eastwittering@henryadams.co.uk • 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