







## 4a Barn Road

East Wittering, Chichester

Detached two bedroom bungalow situated on a generous plot offered to the market with no forward chain

Perfectly positioned along a sought-after residential road in the heart of East Wittering village, *Perfect Pitch* presents a rare opportunity to create your dream coastal home. Just a short stroll from both the bustling village centre and the beach beyond, this detached bungalow sits on a generous plot and offers outstanding scope to renovate, reconfigure or extend (subject to the necessary planning consents).

Inside, the property offers a surprisingly spacious layout. A large entrance hall welcomes you, giving access to all rooms. To one side, a bright dual-aspect sitting room with bay windows and a feature fireplace provides a warm and inviting space to relax. Opposite, the kitchen and dining areas have been opened up to create a sociable, family-friendly hub that suits modern-day living.

To the rear, you'll find two well-proportioned double bedrooms—originally three but reconfigured to enhance the sense of space. The principal bedroom benefits from an en suite shower room, while the second bedroom features built-in wardrobes. A family bathroom completes the internal accommodation.

Outside, the property continues to impress with a private, mature rear garden, a detached outbuilding ideal for storage, and a wide driveway offering ample parking alongside a lawned front garden.

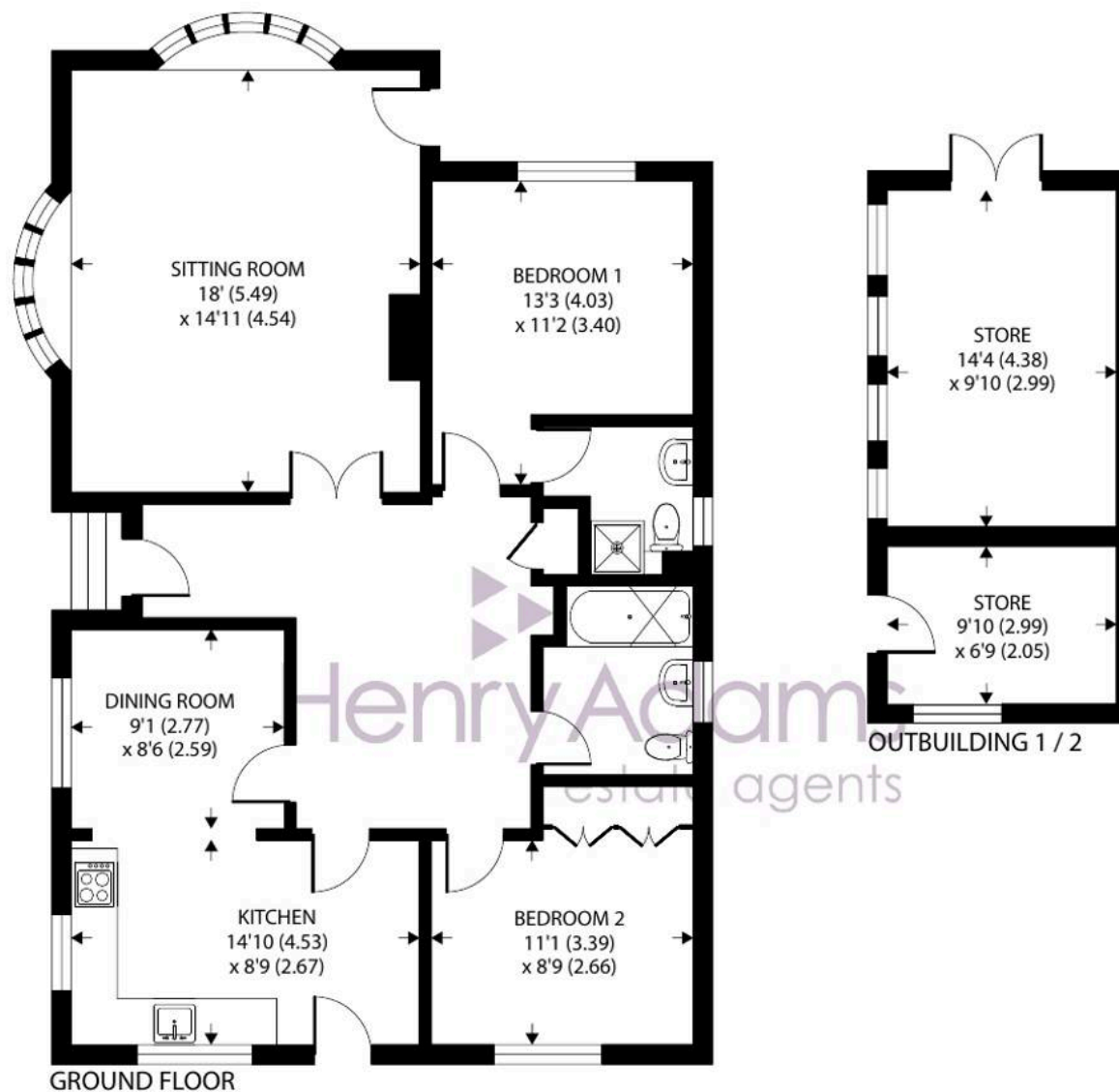
**Being sold via Secure Sale online bidding. Terms & Conditions apply.**











Approximate Area = 1048 sq ft / 97.3 sq m

Garage = 141 sq ft / 13 sq m

Outbuilding = 66 sq ft / 6.1 sq m

Total = 1255 sq ft / 116.4 sq m

For identification only - Not to scale







## 4a Barn Road

East Wittering, Chichester

Chichester District Council Tax band D £2341.09

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bungalow
- Two Bedrooms
- En Suite to Principal Bedroom
- Lounge with Open Fireplace
- Kitchen / Dining Room
- Generous Front and Rear Garden
- Off Road Parking
- No Forward Chain

Situated within walking distance from the beach, within 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 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