



Little Barn, 46 Oakfield Avenue, East Wittering

Guide Price £565,000



46 Oakfield Avenue

East Wittering, Chichester

The ground floor offers an excellent flow, with hardwood flooring and exposed beams adding character throughout. The front living room is light and inviting, featuring a bay window with bespoke shutters and a log burner, perfect for colder months. The property has been extended to the rear, creating a bright and flexible open-plan living and dining area. French doors open onto the garden, and together with the front bay window, fill the space with natural light.

The kitchen is fitted with sleek, modern units, a ceramic hob, double oven, integrated dishwasher, and generous worktop space. Spotlights provide practical lighting, while a separate utility area keeps laundry appliances tucked away. A ground floor cloakroom with built-in storage completes the downstairs accommodation, with potential to create additional utility space if required.

Upstairs, there are two bedrooms, the principal bedroom is a generous double with built-in wardrobes and windows to both the front and rear, while the second bedroom overlooks the garden. A modern shower room serves both rooms, finished with attractive duck-egg tiling and a large walk-in shower.

The rear garden is mainly laid to lawn with mature hedging providing a good level of privacy. One of the standout features is the two-bedroom static caravan, discreetly positioned behind a halfway hedge. It includes a living area, shower room and kitchen, ideal for holiday letting, guest accommodation or additional workspace. A detached garage offers further storage, and a rear gate gives easy access to the Wittering Arcade and village centre.

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Positioned in a quiet cul-de-sac just moments from the heart of East Wittering village, 46 Oakfield Avenue is a stylish and well-presented semi-detached home that has been thoughtfully improved by the current owner. A key feature is the private rear gate, offering direct access to the shops, cafes, and amenities of the village high street.

- Beautifully Presented Throughout
- Open Plan Kitchen / Dining Room
- Utility Room
- Living Area with Feature Fireplace
- Dual Aspect Principal Bedroom
- Private Rear Garden
- 2 Bedroom Static Caravan for Additional Income/Guests
- Detached Garage
- Easy Access to East Wittering Village

Chichester District Council Tax Band - D - 2025/26 £2341.09

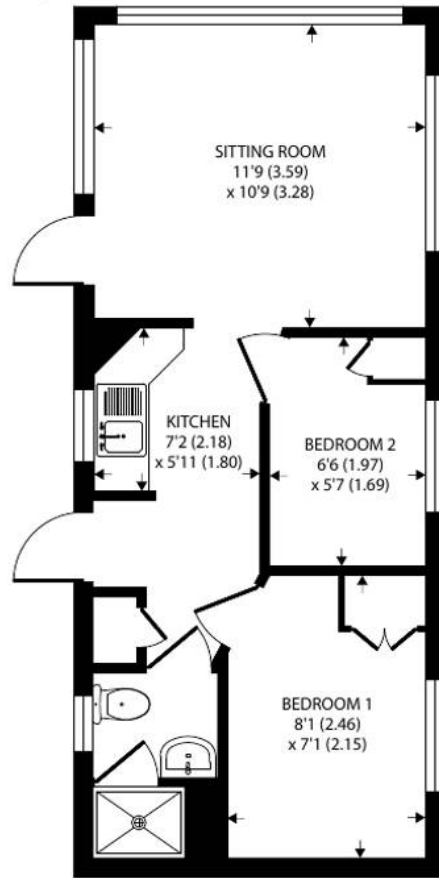
Tenure: Freehold

EPC Energy Efficiency Rating: D

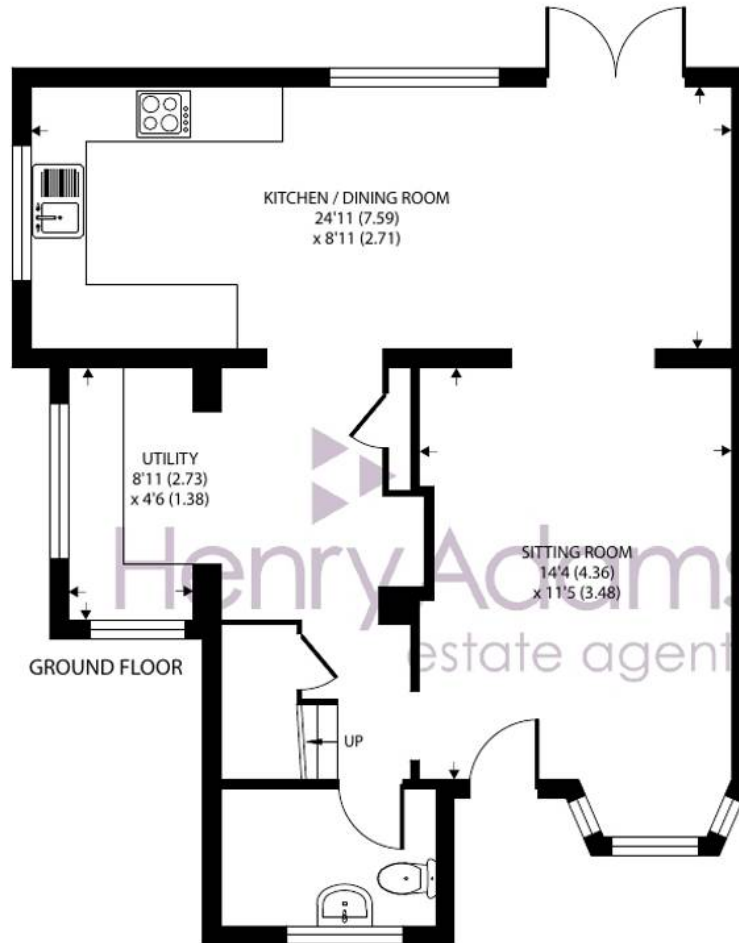
East Wittering is a charming coastal village nestled on the south coast of West Sussex, known for its relaxed atmosphere and friendly community. The village offers a vibrant mix of independent shops, cafes, and essential amenities, all within walking distance of the beach. With its scenic shoreline, excellent local schools, and easy access to Chichester and the South Downs, East Wittering is a sought-after spot for both holidaymakers and year-round residents.



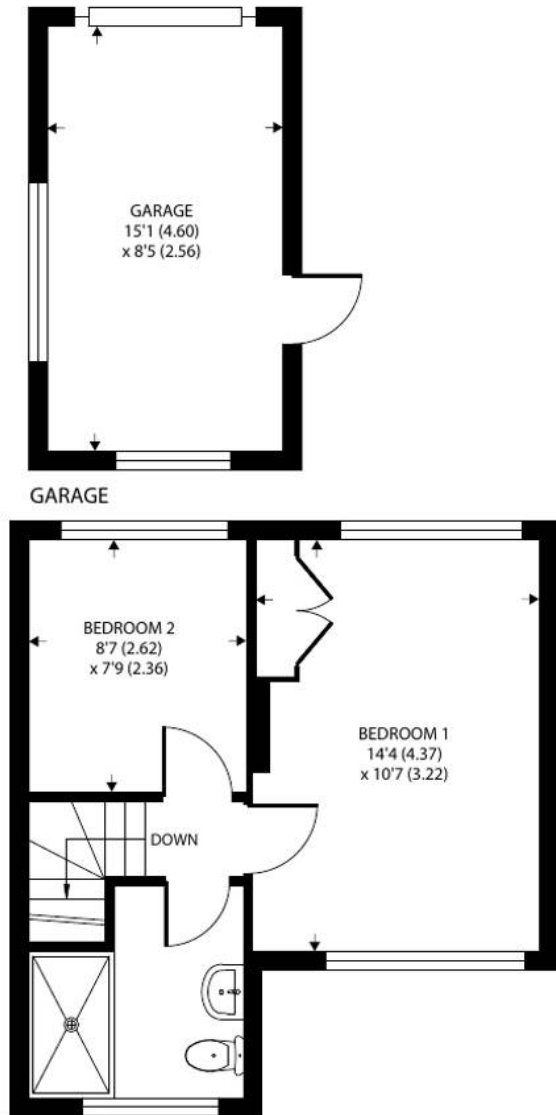




CARAVAN



GROUND FLOOR



GARAGE

FIRST FLOOR

Approximate Area = 916 sq ft / 85 sq m

Caravan = 351 sq ft / 32.6 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1394 sq ft / 129.3 sq m

For identification only - Not to scale









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