



Harbour Way Ellanore Lane, West Wittering

Guide Price £800,000



Harbour Way Ellanore Lane

West Wittering, Chichester

Situated in a sought-after road close to the beach in West Wittering, this three-bedroom detached bungalow offers a rare opportunity to create an individual coastal home subject to planning permission.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Three Bedroom bungalow
- Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Utility Room
- Shower Room and Separate W.C.
- En suite Bathroom
- Garage & Off-Road Parking for Several Vehicles
- Sought-After Location in West Wittering
- Potential to Extend Subject to Planning Permission
- No Forward Chain

Situated on the private sought-after Ellanore Lane, Harbour Way is a **detached bungalow** set within a 0.22 acre plot. The property comprises generous living space and a thoughtfully designed layout.

A welcoming entrance **hallway** leads to a bright and spacious sitting room plus a well-proportioned **dining room**. The **kitchen/breakfast is a good size and a convenient utility room provides access to the rear garden**.

The home features **three generously sized bedrooms**, one with en suite bathroom, a shower room and separate w.c.

Outside, there is a long driveway providing ample off-road parking and leads to a detached tandem length garage, with the potential for conversion (subject to planning permission). The gardens to front and rear are mature and private with plenty of space to develop further.

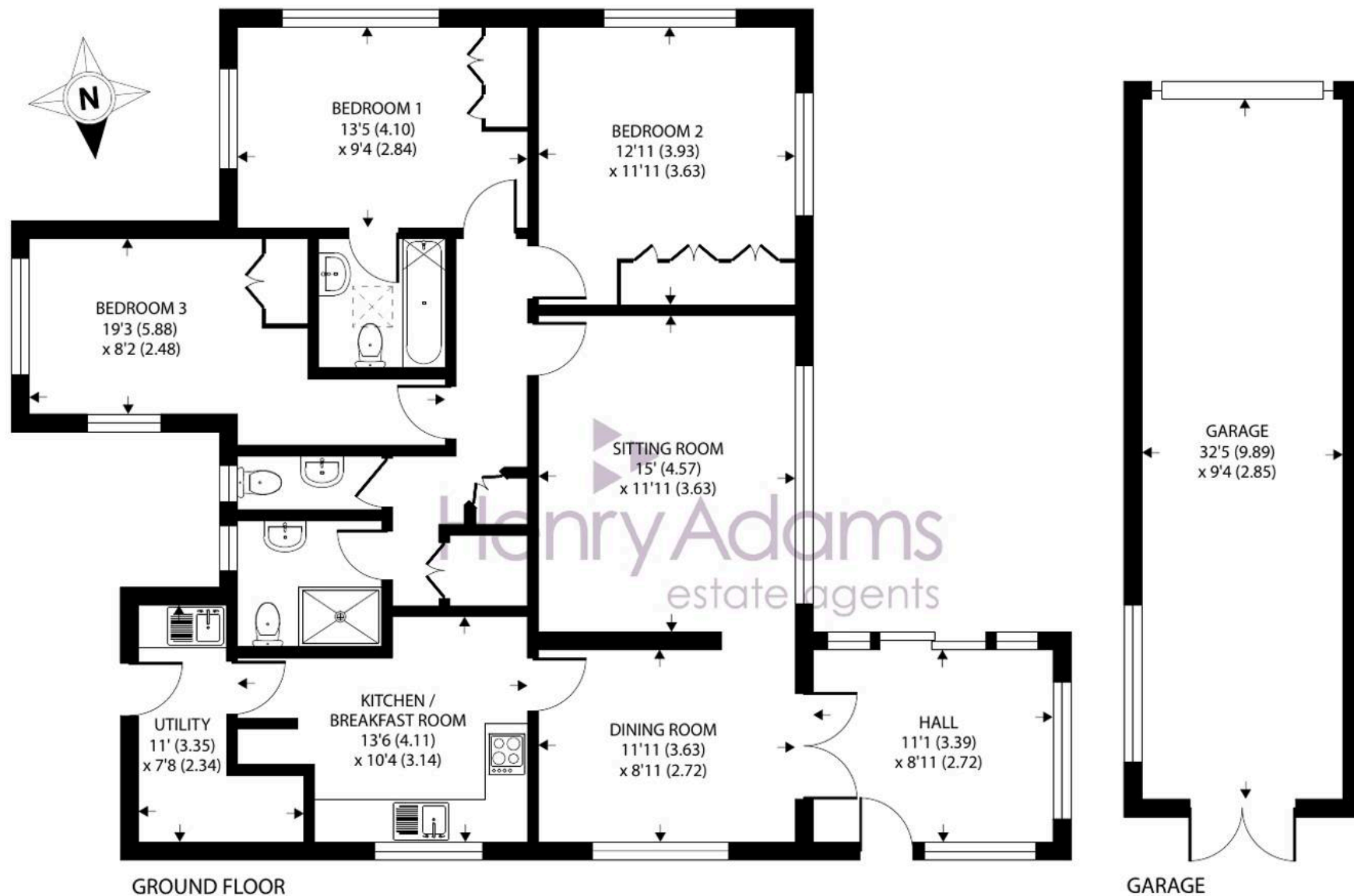
This property offers flexible accommodation in a peaceful setting, a rare find that must be viewed to be fully appreciated.

Just a short walk from the Blue Flag beach, this property offers a great opportunity for someone looking to modernise and create a home by the coast.

Offered with no onward chain, Harbour Way is ideal for buyers looking for a peaceful setting close to the beach, sailing clubs, and the beautiful surrounding countryside.







Approximate Area = 1213 sq ft / 112.6 sq m (excludes garage)

For identification only - Not to scale









Location

Located in the desirable coastal village of West Wittering, some 7 miles southwest of Chichester and voted among the top 10 coastal locations in the Sunday Times. The village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and there is an infant/junior school, cricket and football clubs and several small shops. Further facilities, located at East Wittering village, include doctors' surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester .







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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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.