



87 Stocks Lane, East Wittering

Guide Price **£575,000**


Henry Adams
estate agents

87 Stocks Lane

East Wittering, Chichester

87 Stocks Lane is a beautifully presented and newly renovated four-bedroom semi-detached home, set in a sought-after location along Stocks Lane. The property has been thoughtfully extended and finished to a high standard, combining contemporary design with practical family living.

The generous entrance hall sets the tone, opening into a stunning open-plan kitchen and dining area. The kitchen itself is a stylish Wren design, with plenty of space for both cooking and entertaining, and enjoys views across the garden. From here, the layout flows into a light and airy dining space, complemented by feature acoustic panelling. A useful utility room and a smart downstairs bathroom form part of the conversion of part of the original garage, the remaining space still retains power for storage or additional use.

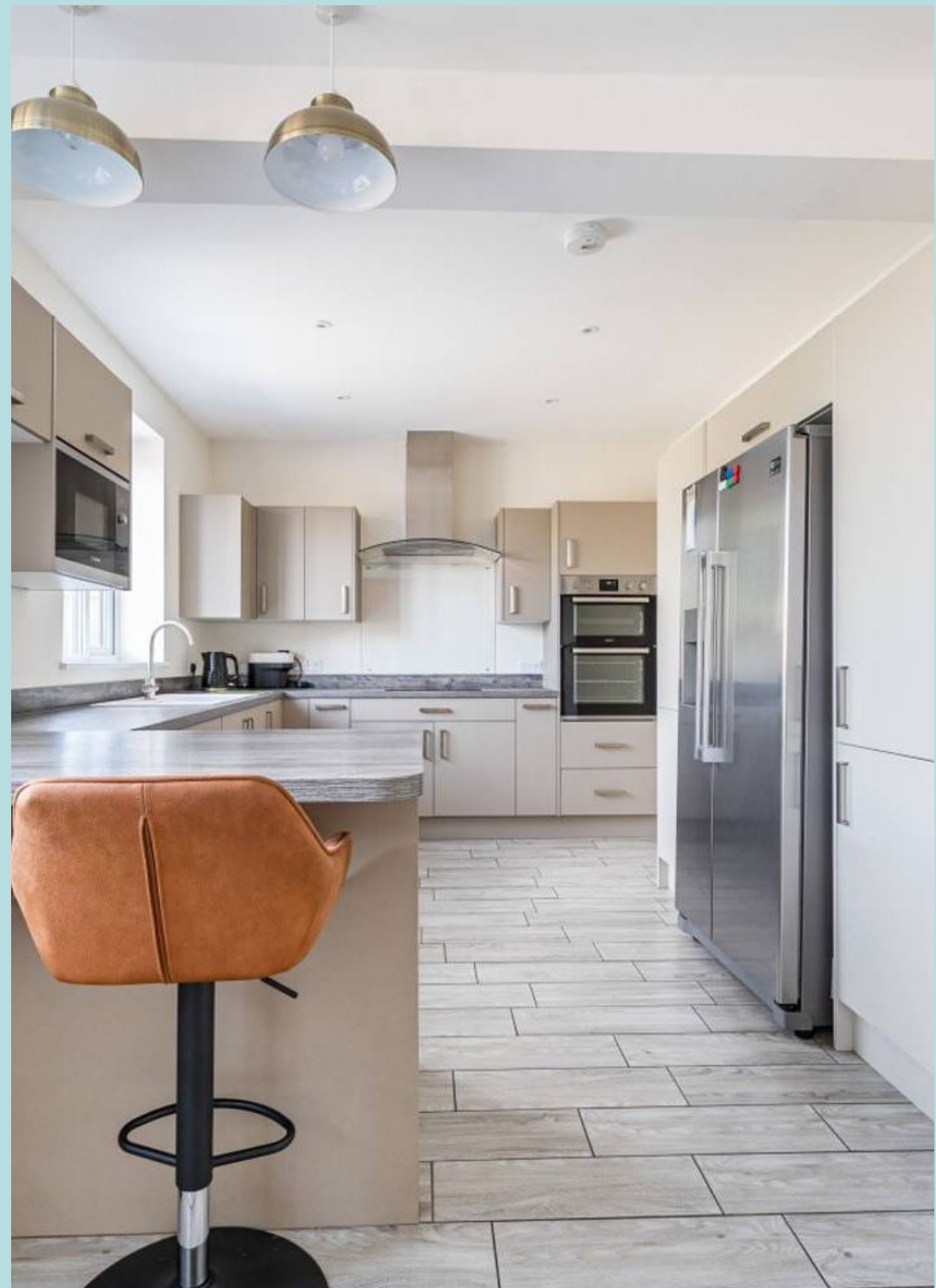
The living room, with its large south-facing bay window, feels wonderfully cosy yet bright, featuring a log-burning stove, acoustic panelling, and a warm, welcoming atmosphere. Underfloor heating runs throughout the ground floor (excluding the living room), ensuring comfort year-round.

Upstairs, Bedrooms two and four are both generous doubles positioned to the rear, enjoying far-reaching views over the garden, open fields, and towards the South Downs and Goodwood. Bedroom three, at the front of the house, is filled with natural light thanks to its south-facing bay window. The stylish family bathroom serves all three bedrooms. The principal suite, created as part of the recent extension, is a real highlight, offering a dressing area, a large double bedroom, and a contemporary en-suite shower room with a luxurious rain shower and striking hexagonal floor tiles.

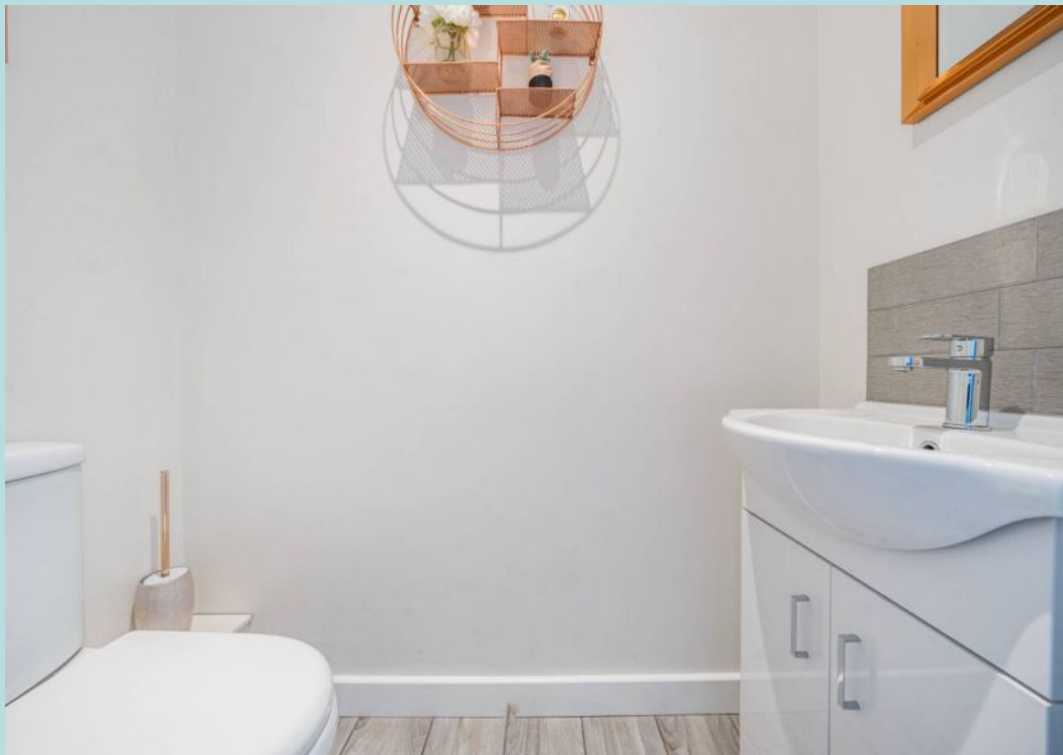
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D









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Approximate Area = 1476 sq ft / 137.1 sq m

Garage = 92 sq ft / 8.5 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1672 sq ft / 155.2 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.
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Outside

Outside, the home has strong kerb appeal, with a modern rendered finish, dark grey windows, cladding, and a matching storage garage door. The shingle driveway provides parking for multiple vehicles. The rear garden, extending to around 120ft, is designed with both relaxation and entertaining in mind. A smart patio area with bamboo fencing houses a hot tub, while a summer house with electricity and an outdoor socket provides a versatile space. Further seating areas at the end of the garden enjoy uninterrupted views across open fields, perfect for making the most of the sun throughout the day.

- Newly renovated family home
- Four spacious double bedrooms
- Principal suite with en-suite
- Stylish Wren kitchen
- Open-plan kitchen/dining area
- Cosy living room with log-burner
- Underfloor heating to ground floor
- 120ft rear garden with hot tub
- Summer house with electricity
- Far-reaching South Downs views







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