





7 Summerfield Road

West Wittering, Chichester

A well presented semi detached home featuring a modern kitchen, bright living space, versatile downstairs room and a sunny south facing garden with summerhouse. With the benefit of no forward chain.

Chichester District Council Tax band: B £1817.15

Tenure: Freehold

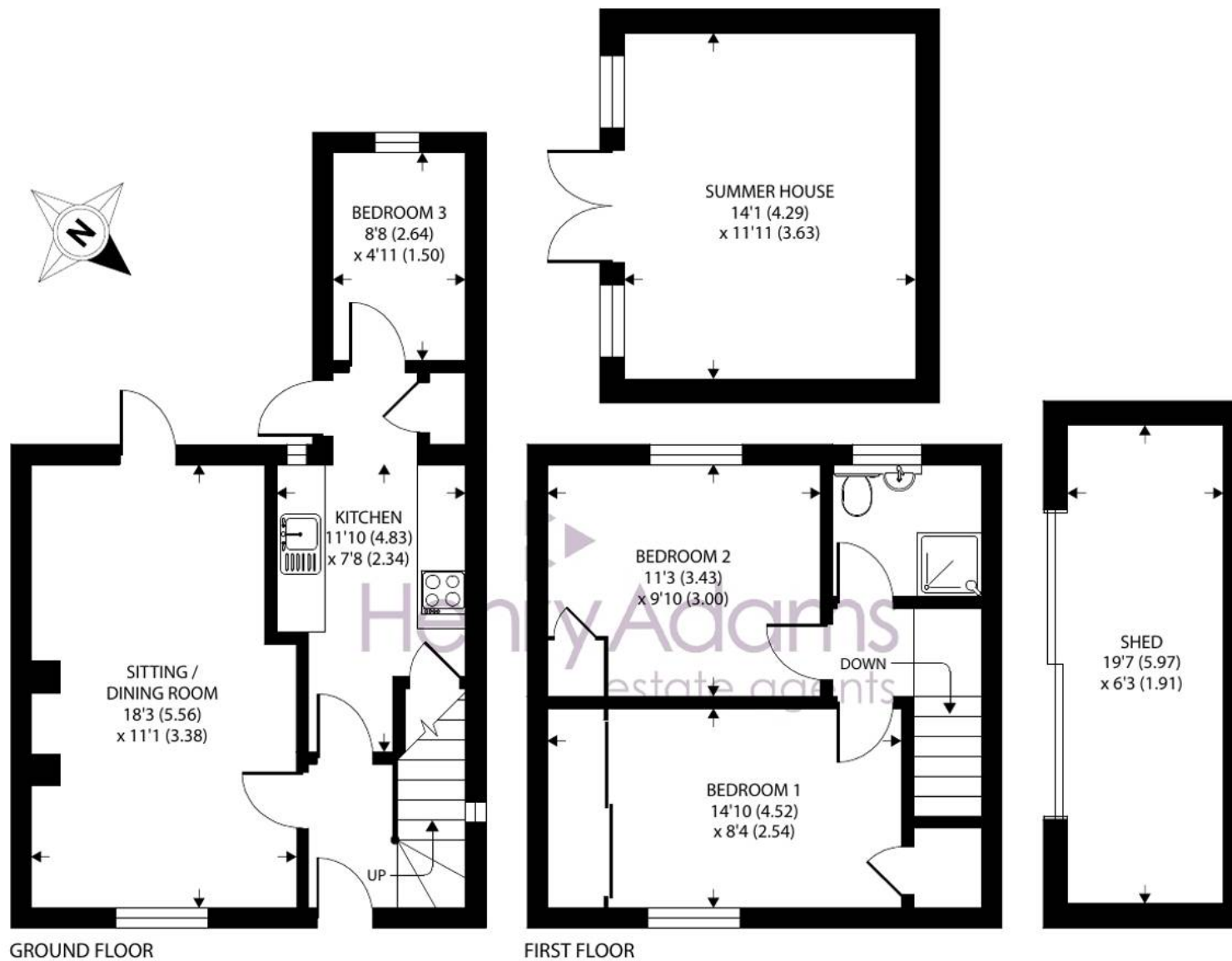
EPC Energy Efficiency Rating: D

- Attractive semi-detached home
- Modern, well fitted kitchen
- Bright dual aspect living room
- Downstairs bedroom or office
- Two good-sized bedrooms
- Contemporary walk-in shower room
- South westerly rear garden
- Summerhouse, shed and greenhouse
- Off-road driveway parking
- No forward chain

West Wittering is one of the area's most sought-after coastal villages, known for its beautiful sandy beach, scenic coastal walks and relaxed, community feel. The village offers a great range of amenities, including local shops, cafés, pubs and highly regarded schools, while Chichester and major transport links are easily reached. With its outdoor lifestyle, welcoming atmosphere and outstanding natural surroundings, West Wittering is an ideal choice for those seeking a coastal home with excellent everyday convenience.







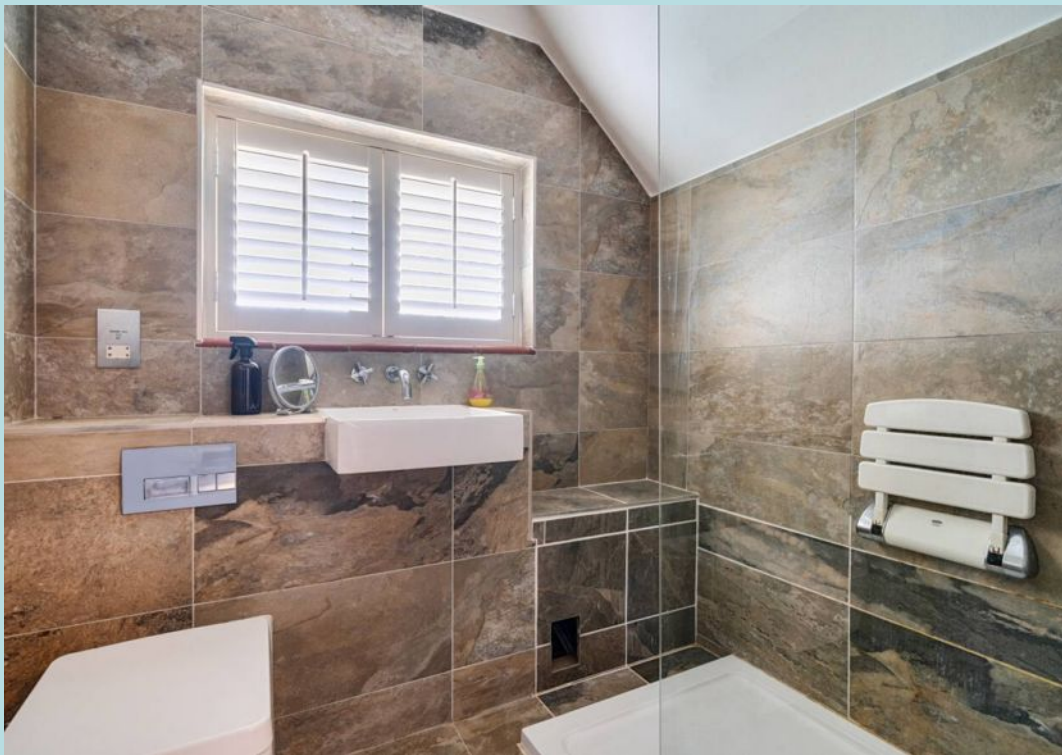
Approximate Area = 737 sq ft / 68.5 sq m

Outbuildings = 302 sq ft / 28.1 sq m

Total = 1039 sq ft / 96.5 sq m

For identification only - Not to scale







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This well presented two bedroom semi-detached house offers a smart blend of character features and modern updates. The attractive brick exterior is complemented by a pitched-roof porch and a gravel driveway providing convenient off road parking. A side gate gives straightforward access to the rear garden.

Inside, the reception room features wooden flooring, a fireplace, large shuttered windows and dual aspect, creating a bright and comfortable living and dining space. The modern kitchen includes dark cabinetry, a farmhouse style sink, neutral tiling and integrated appliances. A downstairs single bedroom or office space completes the downstairs accommodation, featuring exposed beams adding to the character. Glass doors from both the kitchen and living area open directly onto the garden.

Upstairs, two further bedrooms enjoy good natural light and practical built-in wardrobes. Window shutters and contemporary lighting continue the home's clean, modern feel. The family bathroom is finished with tiled walls and a modern walk-in shower.

The rear garden is a key feature, with its south westerly orientation, well kept lawn, mature planting and dedicated seating area. A wooden shed and greenhouse provide useful storage and space for gardening, along with the added benefit of a summerhouse



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