



12 Elmstead Gardens, West Wittering West Sussex, PO20 8NG

Guide Price £650,000

Nestled in the charming coastal village of West Wittering, West Sussex, this delightful detached chalet-style home offers an appealing blend of comfort and seaside charm. Positioned in a peaceful residential cul-de-sac, the property is located less than one mile from the award winning sandy beach, making it a perfect choice for those seeking a relaxed coastal lifestyle.

The property is generously sized, providing 1,365 sq ft (including the garage) of thoughtfully designed space that suits both casual living and formal entertaining. The spacious sitting room is bright and airy, featuring dual aspect windows that overlook the front garden and let in plenty of natural light. A charming fireplace adds warmth, making it a cozy spot to relax year round. With some minor renovations, the kitchen and adjacent dining room could be merged into a single open concept area, with existing access to the rear garden.

This versatile home features two spacious double bedrooms, both benefitting from ample natural light and fitted storage. A family bathroom completes the first-floor accommodation.

The garden is mainly laid to lawn, complemented by mature shrubs and flower beds, creating an idyllic space for outdoor relaxation. A paved patio area offers an ideal spot for alfresco dining or morning coffee, while the garden's south westerly aspect ensures plenty of sunlight throughout the day.

To the front, a large private driveway accommodates multiple vehicles with ease, leading to a detached garage that provides additional storage or potential for conversion subject to necessary consents. The ample parking adds practicality for those with larger families or visitors.

West Wittering is a highly sought-after location, celebrated for its stunning beach and excellent local amenities, including independent shops, cafes, and a well-regarded primary school.



LOCATION

West Wittering is a coastal village renowned for its beautiful sandy beach which was awarded its 'Blue Flag' status in 2003 and is regularly featured in the national media as one of the top coastal locations in the country. The National Trust Reserve at East Head is a designated site of special scientific interest and offers wonderful walks over the sand dunes and views across the The Solent to the Nab Tower & the Isle of Wight. The local area is served by selection of independent shops as well as a primary school. A more comprehensive range of amenities including a doctors surgery, chemist, dentist and a wide selection of quality shops and mini supermarkets can be found at nearby East Wittering village. Chichester is some 8 miles away and has a mainline station with services to London (Victoria & Gatwick), whilst Havant to the West has a fast service to London Waterloo.

Tenure

Freehold

Council Tax

Band E

Entrance Hall

Cloakroom

Sitting Room 22'2" (6.76m) x 16'4" (4.98m)

Dining Room/Study/Bedroom 3 12'6" (3.81m) x 9'0" (2.74m)

Kitchen / Breakfast Room 13'9" (4.19m) x 9'0" (2.74m)

Bedroom 1 15'0" (4.57m) x 14'5" (4.39m)

Bedroom 2 14'4" (4.37m) x 9'1" (2.77m)

Family Bathroom

Garage 17'7" (5.36m) x 8'10" (2.69m)



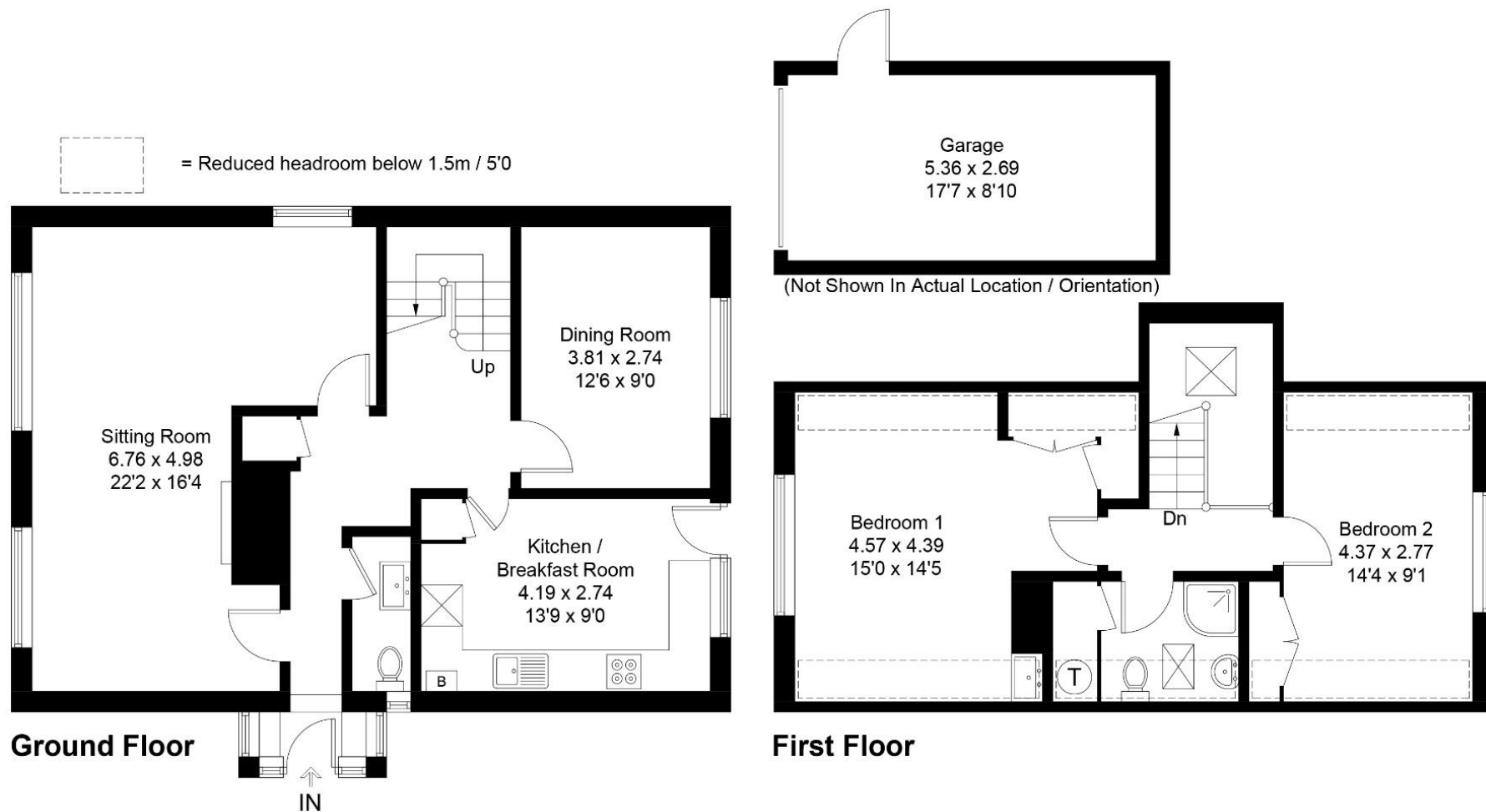
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 128.7 sq m / 1385 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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