



Astons
of Sussex
Residential Sales & Lettings



Dunelm, Peerley Road, East Wittering, PO20 8PD

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Guide Price £420,000

Just 300 Metres from the Beach – A Unique Opportunity in Bracklesham Bay

Located a short stroll along a rustic pathway to the picturesque shores of Bracklesham Bay, this three-bedroom semi-detached home offers coastal charm with exciting potential. Built in 1990 by the current owners to a high standard, the property is solid and well-maintained, though now presents an excellent opportunity for modernisation.

Step into a spacious sitting room featuring an open fireplace and direct access to a large private, south-facing rear garden — a peaceful haven surrounded by mature shrubs and trees, perfect for outdoor entertaining or quiet relaxation.

The kitchen is functional but could be transformed with updating to suit modern tastes. Internal access to the garage adds flexibility for additional storage or potential conversion.

Upstairs, the first floor hosts three generously sized bedrooms and a family bathroom with shower, offering comfortable accommodation for families or guests.

Additional features include timber double glazing, gas central heating, and a driveway providing off-road parking for multiple vehicles.

Set in a desirable and tranquil coastal location, within a short walk to local shops and coffee bars this home combines structural integrity with the potential to add value through thoughtful modernisation.



LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Tenure Freehold | **Council Tax** Band D | **EPC** C

Entrance Hall

Cloakroom

Kitchen Breakfast Room 13'1" (3.99m) x 11'6" (3.51m)

Sitting/Dining Room 20'3" (6.17m) x 12'11" (3.94m)

Bedroom 1 12'11" (3.94m) x 12'8" (3.86m)

Bedroom 2 10'8" (3.25m) x 8'9" (2.67m)

Bedroom 3 9'8" (2.95m) x 7'1" (2.16m)

Shower Room

Garage 17'2" (5.23m) x 8'9" (2.67m)

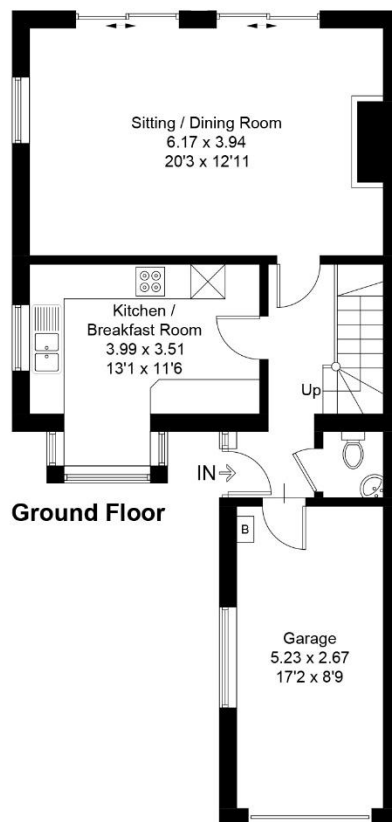
External & General

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

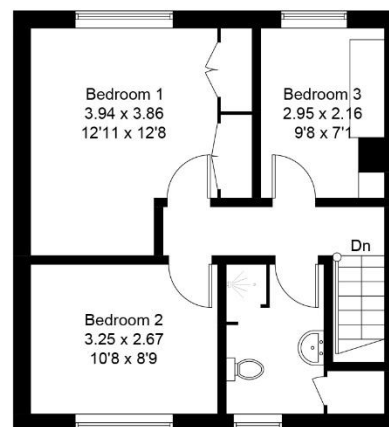


Produced for Astons of Sussex
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Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft
(Including Garage)



Ground Floor



First Floor

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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