



Astons
of Sussex
Residential Sales & Lettings



15 Seafield Way, East Wittering, PO20 8DR

15 Seafield Way, East Wittering PO20 8DR

Guide Price £545,000

Situated in the sought after village of East Wittering, just a short stroll from the local shops and only moments from the beach, this beautifully modernised (2019) and reconfigured three bedroom detached bungalow offers contemporary coastal living at its finest. Thoughtfully extended and redesigned, the property now boasts a stylish and versatile layout perfect for modern family life.

Inside, the accommodation includes three well proportioned bedrooms, all generous in size. The master bedroom is flooded with natural light thanks to its dual-aspect windows and comfortably accommodates a king size bed along with additional furniture. A key feature of the refurbishment is the addition of a separate shower room, complementing the stunning main bathroom, which features a luxurious finish and an integrated TV.

The sitting room is situated off the hallway and flows seamlessly into the extended kitchen in a bright and airy open plan design. The kitchen is a true highlight, featuring contemporary gloss grey units complemented by contrasting white brick tiling. It boasts integrated appliances, including an oven, hob and wine fridge, along with ample space for an American-style fridge freezer (negotiable) and a dishwasher. A striking island with a breakfast bar provides additional workspace, while the room comfortably accommodates a family dining table, making it an ideal space for entertaining or everyday use.

Externally, the property continues to impress. The front driveway provides ample off road parking, while the private, southerly aspect rear garden has been designed for low maintenance living, featuring an extensive decking area perfect for outdoor relaxation.



Offered with no forward chain, this exceptional bungalow is ready to be enjoyed immediately. Additionally, the furnishings within the property are negotiable, providing flexibility for buyers looking for a turnkey home.

LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20 minute drive to Chichester 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. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood 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** D

Entrance Hall

Sitting Room 17'0" (5.18m) x 10'5" (3.18m)

Kitchen/Dining Room 14'4" (4.37m) x 11'10" (3.61m)

Bedroom 1 12'11" (3.94m) x 10'5" (3.18m)

Bedroom 2 11'0" (3.35m) x 8'8" (2.64m)

Bedroom 3 10'9" (3.28m) x 7'10" (2.39m)

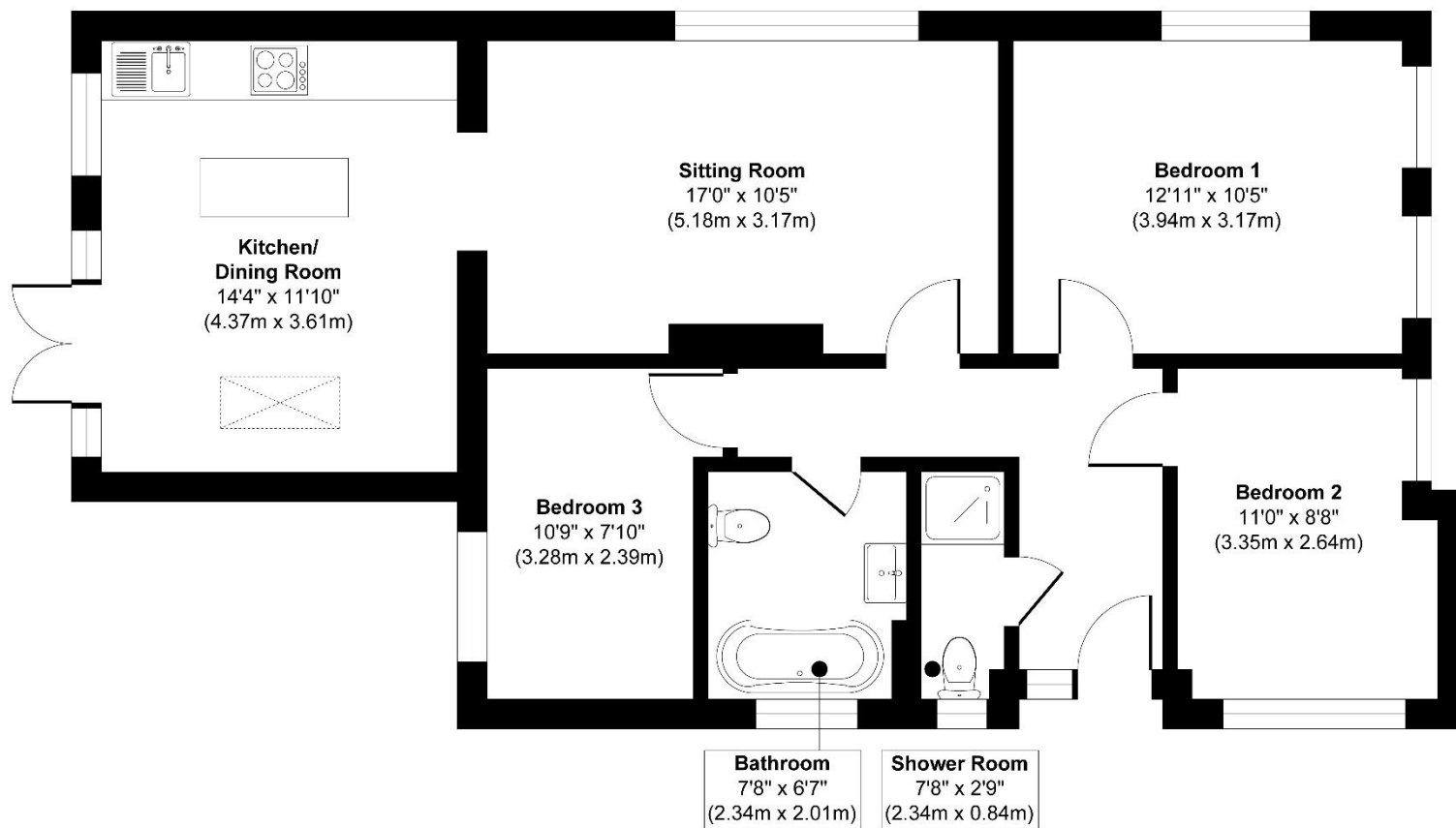
Shower Room 7'8" (2.34m) x 2'9" (0.84m)

Family Bathroom 7'8" (2.34m) x 6'7" (2.01m)

External & General

Connected to all mains services. Gas heating to radiators.





Floor Plan

Approx. Gross Internal Floor Area 847 sq. ft / 78.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

what3words
hazelnuts.crown.bless



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991