



Astons
of Sussex
Residential Sales & Lettings



Rowan Cottage, 26 Windsor Drive, PO20 8EG

26 Windsor Drive, West Wittering PO20 8EG

Guide Price £550,000

Set within a popular cul-de-sac in the parish of West Wittering, this beautifully presented detached bungalow offers spacious and flexible accommodation, just moments from local shops, everyday amenities, and the award-winning Blue Flag beach. Once extended and thoughtfully improved, the property provides an excellent balance of practical features, stylish presentation, and generous outside space.

The bungalow provides three bedrooms, with the extension having created a superb master suite. This spacious room enjoys its own en suite shower room, which has been cleverly designed to incorporate a practical utility area. The second bedroom is a comfortable double, while the third is currently used as a dining room, underlining the adaptable layout of the home. A further shower room serves the rest of the property.

The sitting room has also been extended and now offers a particularly generous reception space, ideal for both relaxing and entertaining. Light streams in through French doors that open directly onto the rear garden, creating a lovely flow between the home and its outdoor surroundings. The sense of space continues into the conservatory, which is situated off the kitchen and provides an additional reception area with double French doors to the garden.

The kitchen itself is attractively fitted with a range of units and integrated appliances, including a fridge freezer, double oven, and electric hob. A breakfast bar adds a sociable element, making it a great spot for casual dining. From here, a door opens into the conservatory, ensuring the layout works well for everyday living.



Outside, the property sits on a generous corner plot, giving the gardens a wrap-around aspect. Mature planting and well-stocked borders provide colour and interest throughout the seasons, while a summer house offers extra storage or a quiet retreat. A patio area is ideal for outdoor dining and entertaining, benefitting from good levels of privacy.

Practical features include gas central heating to radiators, ample driveway parking for several vehicles, and a detached garage. The combination of space, flexibility, and careful presentation makes this bungalow suitable for a wide range of buyers, whether as a permanent home or a coastal retreat.

In all, this extended detached bungalow represents an excellent opportunity to enjoy a well-maintained property in one of the area's most desirable coastal locations. With its flexible layout, attractive gardens, and proximity to West Wittering beach, it is a home to be enjoyed throughout the year.

LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west as is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.

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

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





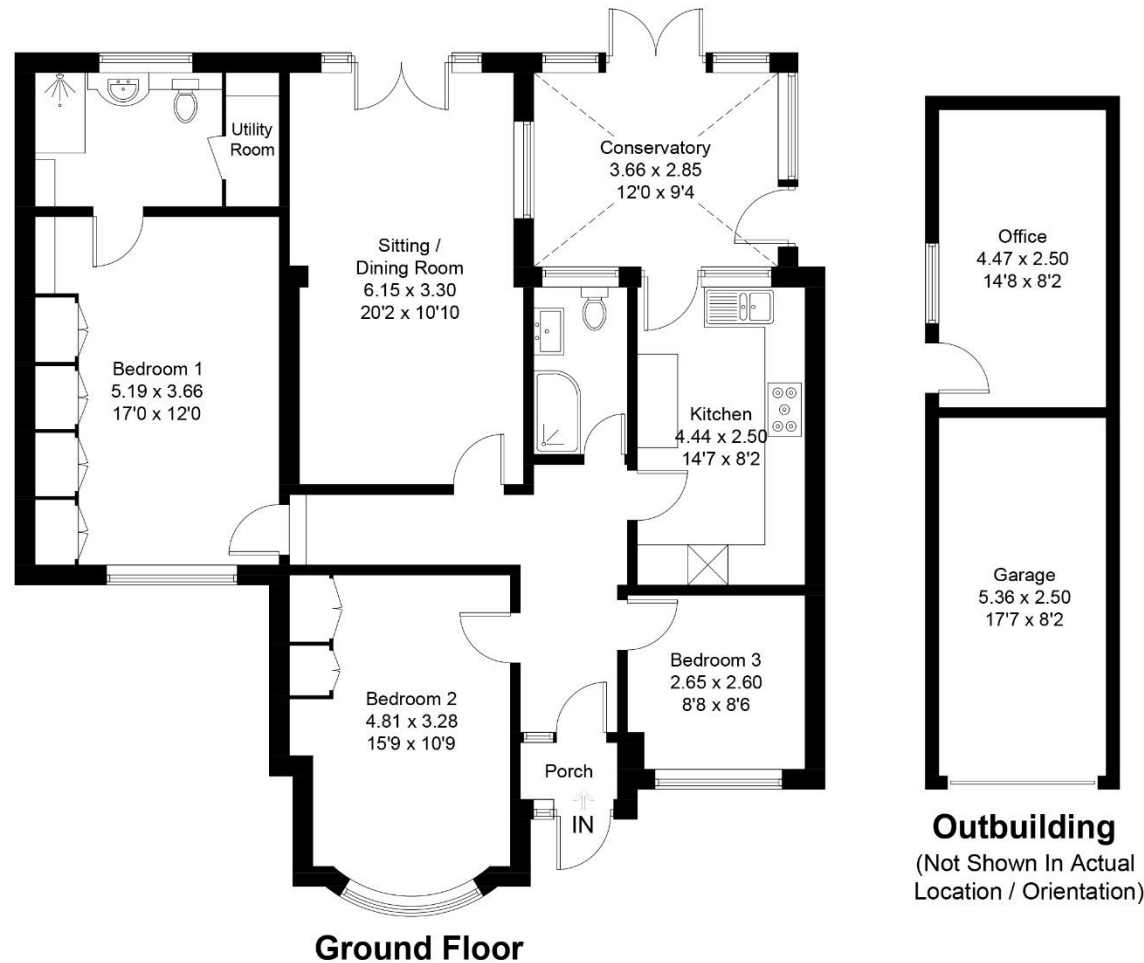
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Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft

Outbuilding = 24.6 sq m / 264 sq ft

Total = 137.7 sq m / 1481 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.

What3words



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