



Astons
of Sussex
Residential Sales & Lettings



26 The Wad, West Wittering, West Sussex, PO20 8AH

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Guide Price £875,000

Located in one of West Wittering's most desirable private roads, this three-bedroom detached bungalow offers a rare opportunity to create a home tailored to your tastes. Extending to approximately 1,342 sq ft including the garage, the property is in need of modernisation but offers substantial potential in a prime, peaceful location.

The property is approached via a welcoming entrance porch, leading into a cloakroom and a spacious sitting room. The sitting room features a charming fireplace and large windows that flood the room with natural light, with a door connecting to the kitchen, allowing the option to combine the two rooms for a more open-plan and sociable living space.

The kitchen is generous and functional, currently fitted with an integrated double oven, electric hob, and space for both a dishwasher and washing machine. A door provides access to the side of the property.

Accommodation comprises three double bedrooms, each with fitted wardrobes or storage, with the main bedroom benefiting from a separate garden room, opening onto a private patio area. The family bathroom is a large four-piece suite, offering ample space and functionality.

The bungalow benefits from a generous rear garden, predominantly laid to lawn with mature trees and planted borders, creating a tranquil outdoor space. A patio area adjacent to the garden room provides a perfect spot for relaxing or entertaining, and the garden also includes a timber shed, ideal for storage or gardening tools.



Additional benefits include gas central heating to radiators and driveway parking for multiple vehicles leading to a detached garage. This property represents a significant opportunity for those looking to refurbish or reconfigure a spacious home in one of West Wittering's most sought-after locations.

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 doctor's 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 F | **EPC** C

Estate management charge of £200 per annum.

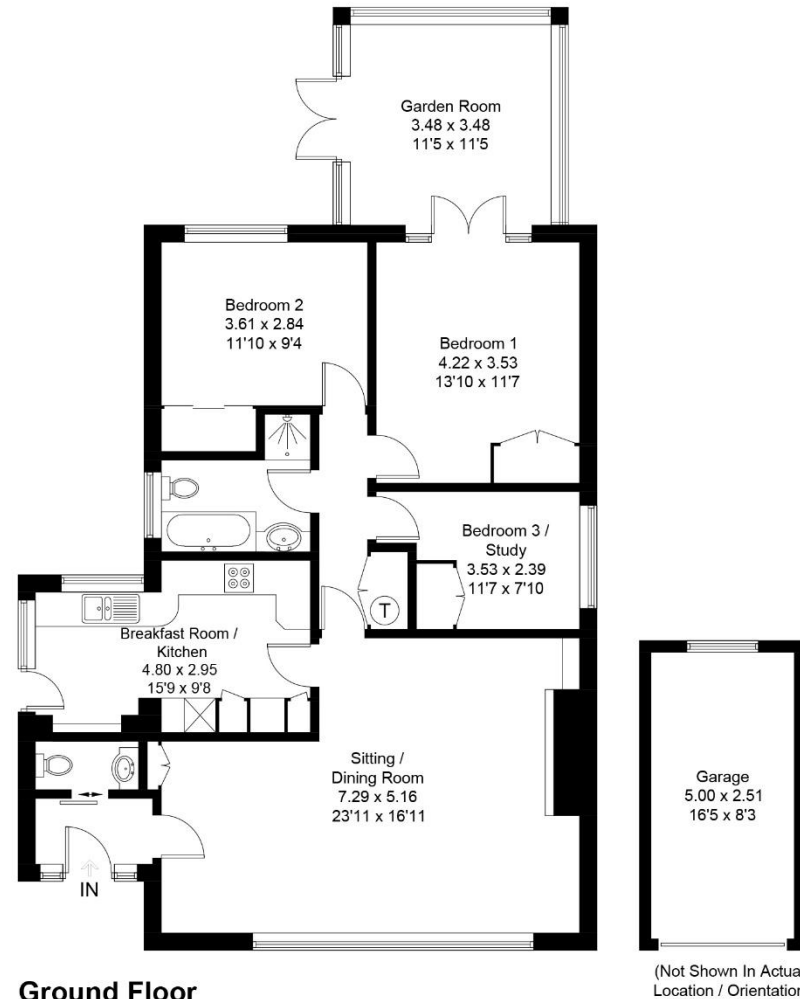
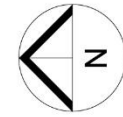
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(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 = 112.2 sq m / 1208 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 124.7 sq m / 1342 sq ft



Ground Floor

(Not Shown In Actual
Location / Orientation)

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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