





Tangmere Longlands Road

East Wittering, Chichester

Spacious Three-Bedroom Detached Bungalow with Garden Room, Extended Garage, and South-Facing Garden
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Moments from the beach
- Close to East Wittering village shops, cafes and restaurants
- Light and spacious accommodation throughout
- Private and low maintenance south facing garden
- Garage and parking

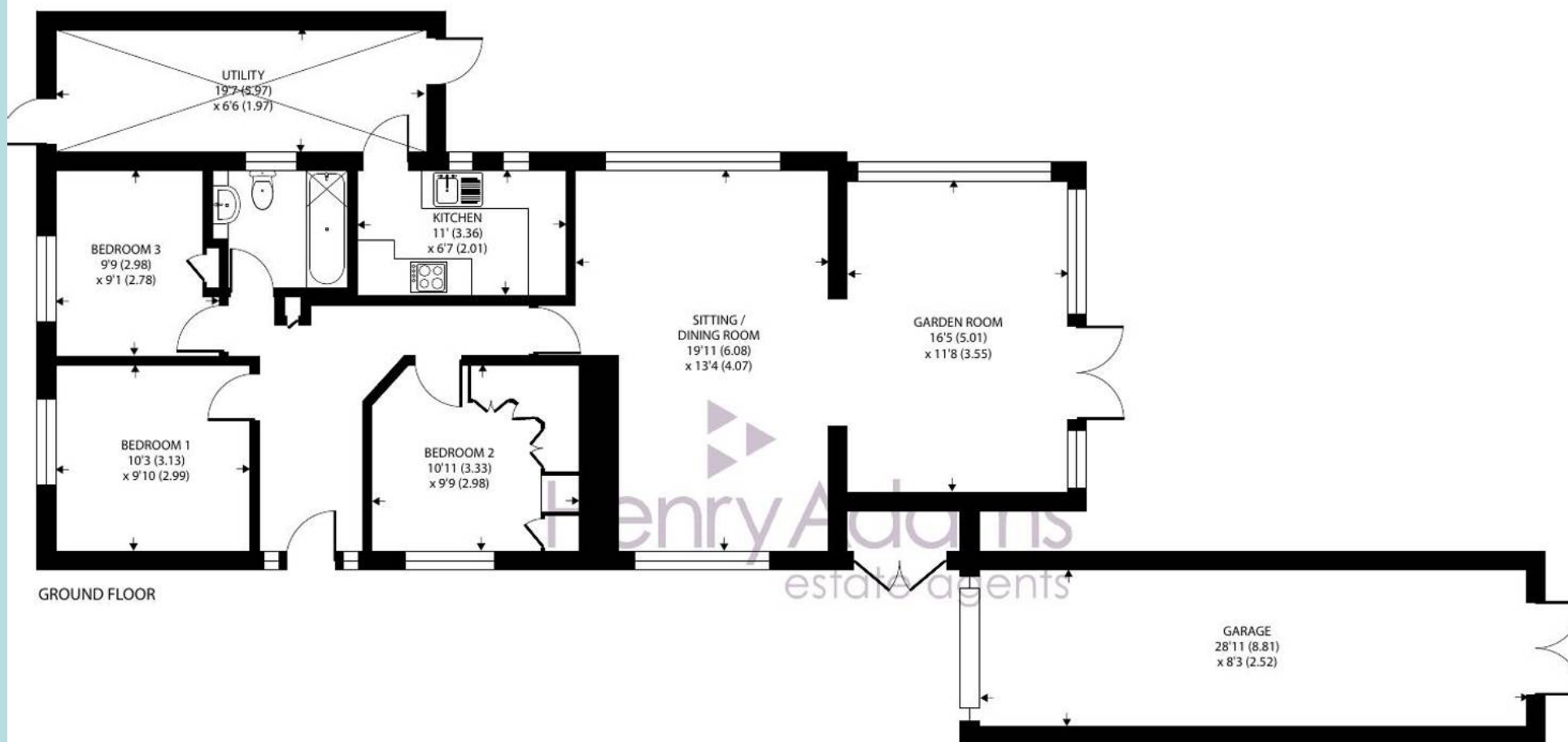
East Wittering is a highly sought-after coastal village located on the West Sussex coastline, renowned for its relaxed atmosphere, strong community and beautiful surroundings. The village offers an excellent range of local shops, cafés, restaurants and everyday amenities, all centred around a high street. Making it ideal for both permanent residents and second-home buyers.

East Wittering is well connected; the nearby cathedral city of Chichester provides a wider range of shopping, cultural attractions and mainline rail services to London, while good road links allow easy access along the south coast.

With its combination of coastal lifestyle, village convenience and excellent recreational opportunities, East Wittering continues to be a popular choice to live.







Tangmere, Longlands Road, East Wittering, Chichester

Approximate Area = 1172 sq ft / 108.8 sq m

Garage = 239 sq ft / 22.2 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 1424 sq ft / 132.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Spacious Three-Bedroom Detached Bungalow with Garden Room and Garage

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Situated in a sought-after residential location, this well-presented detached bungalow offers versatile and well-balanced accommodation, ideal for families, downsizers or those seeking single-storey living.

The property features a welcoming entrance hall leading to a bright and spacious sitting/dining room, creating an excellent space for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, with convenient access to the main living areas.

There are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom.

To the rear, a delightful garden room enjoys views over the garden and provides an additional reception space, perfect for relaxing, dining or use as a home office or hobby room.

Outside, the property benefits from an attached garage with internal access, offering excellent storage, workshop potential or secure parking. The gardens provide a pleasant outdoor setting with space to enjoy throughout the seasons.



Henry Adams – East Wittering

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.