

Henry Adams
estate agents

20 Solent Road, East Wittering

Guide Price **£445,000**









20 Solent Road

East Wittering, Chichester

Detached 2-bed bungalow in sought-after cul-de-sac, close to beach & village. No chain. Scope to modernise/extend. Conservatory, twin-aspect bedrooms, wraparound garden & gated access for parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow
- Large Wrap Around Garden
- Sought After Cul-de-sac Location
- Excellent Renovation and Extension Potential STPP
- Two Double Bedrooms
- Gated Driveway
- No Forward Chain

East Wittering is a highly sought-after coastal village located on the West Sussex coastline, renowned for its relaxed atmosphere, strong community feel 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.

The area is particularly well known for its stunning sandy beaches, which stretch along the coastline and provide opportunities for swimming, paddleboarding, sailing and scenic coastal walks.

Despite its peaceful seaside setting, 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.







Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



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Tucked away in a sought-after cul-de-sac, this detached two-bedroom bungalow enjoys a fantastic position, just a short stroll from the beach and within easy reach of the village centre. Offered with **no forward chain**, it's a wonderful opportunity for anyone keen to modernise or even look at extending (subject to planning permission) to create a home that really works for them.

Inside, the accommodation includes a galley-style kitchen with space for freestanding appliances, a bright living room with a feature fireplace, and a large conservatory running along the back of the property, making the most of the garden outlook. There are two well-proportioned, twin-aspect bedrooms, a family bathroom and a separate WC.

The wraparound gardens are mainly laid to lawn and enjoy a good degree of privacy, offering a blank canvas for landscaping or outdoor entertaining. To the front, a gated entrance also gives the option for off-road parking if required.



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.