



5 HOLMWOOD CLOSE  
West Wittering, PO20 8AR  
Guide Price: £725,000 Freehold

\*\*NO ONWARD CHAIN\*\*



STRIDE & SON



## PROPERTY SUMMARY

A modern, newly renovated, detached bungalow located in a charming village setting boasting light bright interiors, modern bathrooms, low maintenance garden and off-street parking within walking distance of the village and beach.



STRIDE & SON







## ACCOMMODATION

Nestled in the charming village of West Wittering this detached bungalow was fully refurbished in 2023. Works include full re-wiring and plumbing, a new extension with floor to ceiling sliding glass doors leading to the terrace and garden and now offers a luxurious and sophisticated living experience. The bungalow benefits from a stunning open plan kitchen, living, dining space with sleek, modern kitchen units and integrated appliances, vaulted ceiling, porcelain tiled flooring throughout with underfloor heating, large island/breakfast bar, utility room and a snug overlooking the rear garden.

Boasting three spacious bedrooms, the master bedroom having a fully tiled shower room ensuite and a family bathroom, the property is flooded with natural light and exudes a contemporary feel throughout.

Outside the property features an easily maintained paved and shingled rear garden with planters and direct access to Cakeham Road via a pedestrian gate. The garden benefits from a private patio area perfect for al fresco dining and there is off-street parking to the front and an EV charging point.









# FLOORPLAN

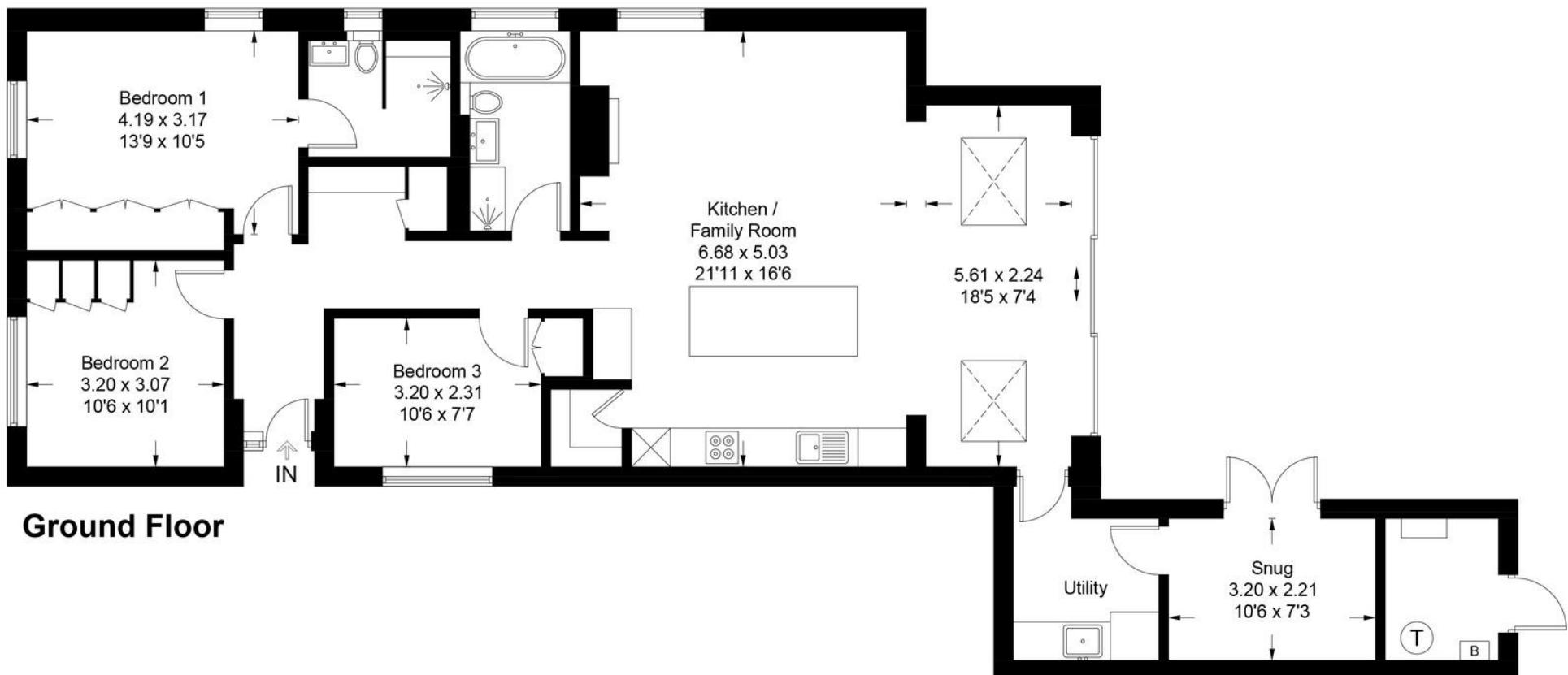
## 5, Holmwood Close, PO20 8AR

Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft

Outside Store = 4.0 sq m / 43 sq ft

Area = 123.9 sq m / 1334 sq ft

Produced for Stride & Son Estate Agent.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2024. (ID1142626)

# LOCATION

Holmwood Close is situated on the edge of West Wittering village only about 9 miles south-west of Chichester city centre. The village of West Wittering has an excellent range of amenities including a parish church, primary school, village pub, and a small range of local shops and sailing club. Further shopping facilities can be found in nearby East Wittering.

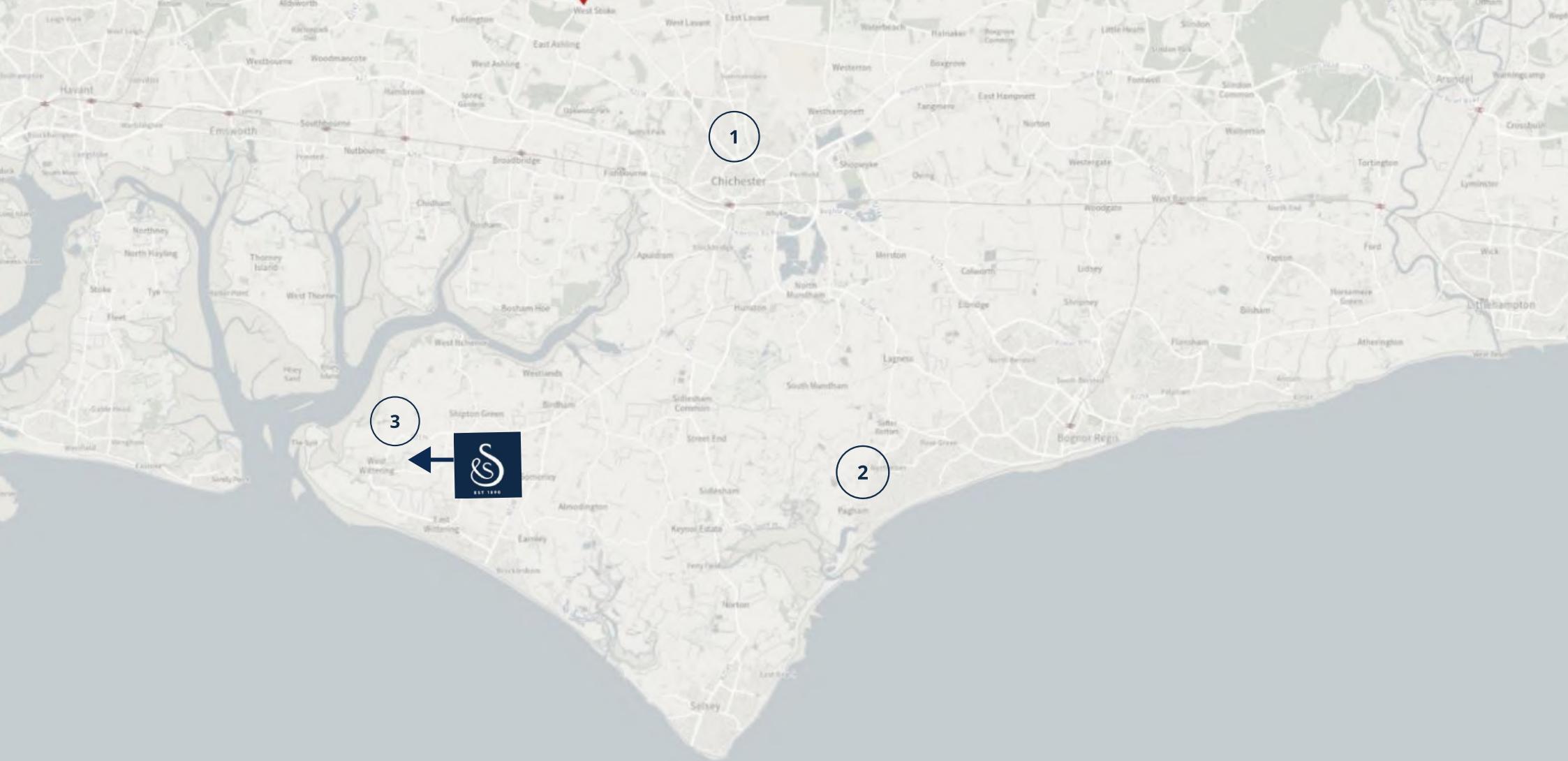
West Wittering is well known for the sandy beaches of the National Trust reserve at East Head from where there are beautiful walks over the sand dunes and stunning views across the Solent to the Nab Tower and the Isle of Wight. The beaches of East and West Wittering are a haven for windsurfers and kitesurfers whilst the waters of Chichester Harbour provide some of the best sailing facilities on the south coast and there are a number of nearby sailing clubs most notably at West Wittering itself, Itchenor and at Chichester Marina near Birdham.

There is a regular bus service from the Witterings and Bracklesham Bay into Chichester city centre and the mainline train station, just outside the city centre, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival. The South Downs National Park is also within easy reach being only about 2 miles to the north of Chichester city centre.





# LOCAL AREA

1 Chichester

2 Pagham

3 West Wittering

/// what3words: dialect.amicably.rides

- Services: Mains water, gas and electricity. Solar panels.
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band F
- Energy Rating: Band D



# STRIDE & SON

STRIDE & SON  
37 SOUTH STREET  
CHICHESTER  
PO19 1EL

01243 782626  
[strideandson.co.uk](http://strideandson.co.uk)

