



19 Coney Road, East Wittering

Guide Price **£775,000**

19 Coney Road

East Wittering, Chichester

As you approach, you are greeted by an in and out driveway, providing convenient access and ample parking space. The white-rendered frontage exudes timeless elegance, blending perfectly with the surroundings.

Step inside to discover a spacious and well-designed interior. This beautiful home boasts four double bedrooms, offering plenty of space for the entire family or accommodating guests.

The heart of this home is the open plan family kitchen, dining and living area which is perfect for entertaining guests, with the bespoke fitted Neptune kitchen this features high-quality finishes and modern appliances, offering a stylish and practical environment. Equipped with bifold doors onto the rear garden, this makes the space perfect for entertaining both inside and out. Adjacent to the kitchen, the sleek utility room has built in storage cupboards and has its own separate access which can be utilised well in everyday living. To complete the ground floor, there are two spacious double bedrooms, a modern en-suite shower room and a stylish family bathroom.

Upstairs you will find two further bedrooms with wooden floors and white shutters, overlooking the rear garden. Upstairs is completed with a fully tiled shower room that blends modern aesthetics with functionality.

Furthermore, this property offers side access, leading to a garage, providing secure parking and additional storage options. Outside, you'll discover an expansive garden, perfect for outdoor relaxation and entertainment. Whether you wish to indulge in gardening or simply enjoy the fresh coastal air, the garden offers private and relaxing space. Situated in





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Approximate Area = 1665 sq ft / 154.6 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1937 sq ft / 179.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1002363



Henry Adams - East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering - PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

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.