





71 Summerfield Road

West Wittering, Chichester

A three/four bedroom refurbished house in the heart of West Wittering village. Offered with no forward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedrooms
- Refurbished throughout
- Spacious sitting room
- Dining room/bedroom
- Family bathroom
- Downstairs shower room
- Large Rear Garden
- Walking distance of West Wittering village centre and the beach
- No Forward Chain

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kite surfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.



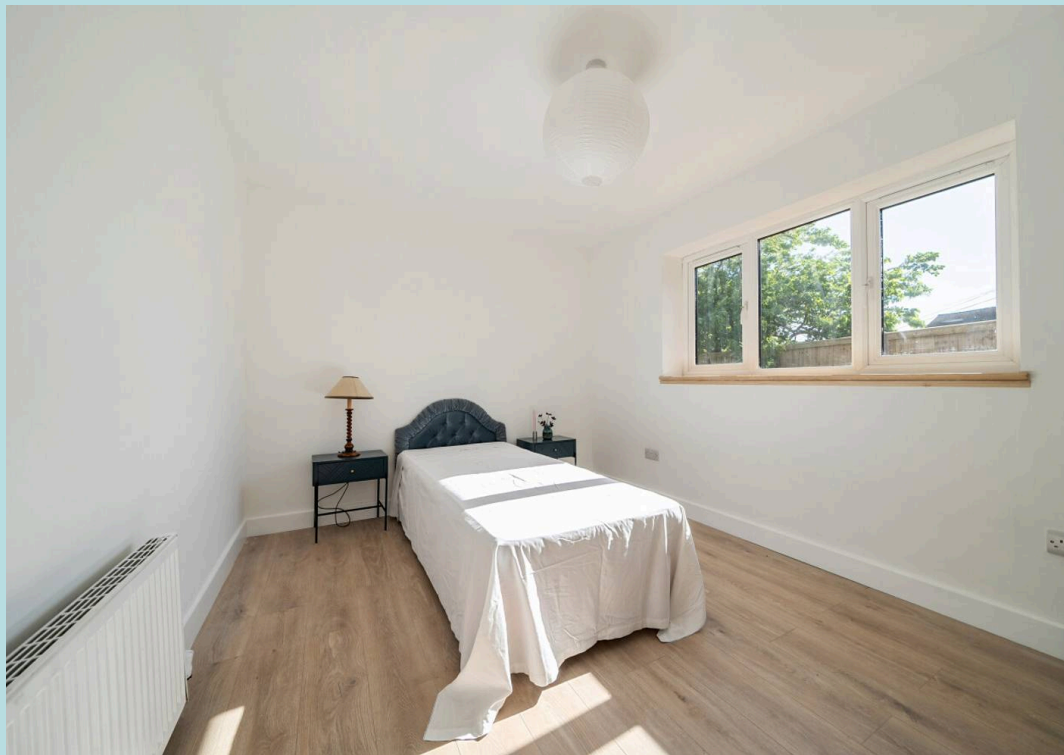




Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale







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A well-proportioned house, which has been recently refurbished throughout. The property has been thoughtfully designed to offer comfortable and versatile living.

The ground floor welcomes you with an entrance hallway leading to a spacious sitting room, perfect for relaxing or entertaining guests. To the rear, a well-appointed kitchen provides a practical workspace and flows into a separate dining room, creating an ideal setting for family meals and social occasions. This could provide an extra bedroom if required. A conveniently located ground floor shower room adds to the home's functionality.

Upstairs, the property offers three bedrooms, providing flexible accommodation to suit a variety of needs. The principal bedroom and second bedroom are both generous in size, while the additional rooms can easily serve as children's bedrooms, guest rooms, or a home office. A family bathroom is situated off the landing, completing the first floor.

The rear garden is a good-size with a large decked area providing outdoor entertaining space.

This home presents a wonderful balance of living and sleeping space, making it an excellent choice for families, professionals, or those seeking adaptable accommodation in a welcoming setting.

The beach and West Wittering village centre are within walking distance.

Offered with no forward chain.



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.