



## Anne Cottage Shoreside Walk, East Wittering - PO20 8DF

Guide Price £950,000 - FREEHOLD



STRIDE & SON

# Anne Cottage Shoreside Walk

## East Wittering

- Attractive mock-Tudor detached cottage with considerable character throughout, including leaded light windows, exposed beams and an open fireplace
- Impressive kitchen/dining room (28'11 x 16'4) with range cooker, granite worktops and doors opening to the rear garden
- Four good-sized double bedrooms, with the principal bedroom benefiting from an en suite shower room
- Separate sitting room, snug and ground floor office — flexible accommodation well-suited to family living and home working
- Utility room and separate laundry room providing practical day-to-day storage and appliance space
- Well-established rear garden with stone terrace, mature olive trees, lawn, wildlife pond and sheltered seating area
- Attractive front garden with long gravel driveway providing ample off-street parking
- Garage, utility/laundry room and shed providing 30.8 sq m / 331 sq ft of outbuilding space
- Short distance from the sandy beach at West Wittering and Chichester Harbour AONB
- 189.1 sq m / 2,035 sq ft of principal accommodation | East Wittering village amenities within easy reach





## Accommodation

Anne Cottage is an attractive mock-Tudor detached cottage set in the popular coastal village of East Wittering, offering well-proportioned accommodation of 189 sq m / 2,035 sq ft arranged across two floors, together with a garage, utility/laundry room and shed.

The property has considerable character throughout, with leaded light windows, exposed ceiling beams and a series of well-defined reception rooms, and benefits from gardens to both front and rear.

The entrance hall is welcoming and well-proportioned, with oak flooring and a staircase rising to the first floor.

The sitting room is a comfortable space with exposed beams, an open fireplace with brick surround, and leaded windows giving good natural light.

The snug provides a further reception room, again with beamed ceiling, and is a useful additional space for a family. A separate ground floor office, measuring 3.28 x 2.24 m (10'9 x 7'4), is well-suited to home working.





## Accommodation

The kitchen/dining room is the centrepiece of the property, an exceptionally generous space measuring 8.81 x 4.98 m (28'11 x 16'4). Fitted with cream-painted cabinetry, granite worktops and a large range cooker with stainless steel splashback and extractor, it has ample room for a large dining table seating ten or more, with doors opening to the rear terrace and garden.

A separate utility room (3.10 x 2.51 m / 10'2 x 8'3) sits adjacent, providing useful additional storage and laundry space.

On the first floor, the principal bedroom (4.35 x 3.71 m / 14'3 x 12'2) is a good-sized double with an en suite shower room.

Bedroom two (3.68 x 3.28 m / 12'1 x 10'9) is a comfortable double.

Bedroom three (3.76 x 3.23 m / 12'4 x 10'7) is a further double benefiting from its own en suite bathroom.

Bedroom four (3.63 x 3.20 m / 11'11 x 10'6) completes the first floor.

A family bathroom with bath, WC and wash basin serves the remaining bedrooms.





## External

Externally, the rear garden is a particular feature of the property — a well-established and thoughtfully planted space with a large stone-paved terrace directly off the kitchen, mature olive trees, well-stocked borders, a lawned area, a further paved seating area with chiminea beneath a large established tree, and a wildlife pond.

The garden has real depth and variety and has been carefully tended over many years.

To the front, there is a well-planted garden with lawn and colourful borders, and a long gravel driveway providing ample off-street parking leading to the garage.

The outbuilding comprises: a garage (5.18 x 2.34 m / 17'0 x 7'8), a utility/laundry room (5.16 x 2.18 m / 16'11 x 7'6) and a shed/store (2.84 x 2.06 m / 9'4 x 6'9).



Anne Cottage is situated on Shoreside Walk in East Wittering, a popular coastal village on the Manhood Peninsula in West Sussex. The village offers a good range of local amenities including shops, cafés, restaurants and a pub, and is well-known for its sandy beach at West Wittering, one of the finest beaches on the south coast and a short distance away.

The area is popular with sailors, kitesurfers and walkers, with Chichester Harbour — an Area of Outstanding Natural Beauty — close at hand. Chichester city centre is approximately 9 miles to the north, providing extensive shopping, restaurants and cultural facilities including the Festival Theatre and Pallant House Gallery. The Goodwood Estate, with its horse racing, motor racing and the Festival of Speed, is also within easy reach. The A27 provides road links to Portsmouth and Brighton, and Chichester mainline station offers regular services to London Victoria.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All Mains







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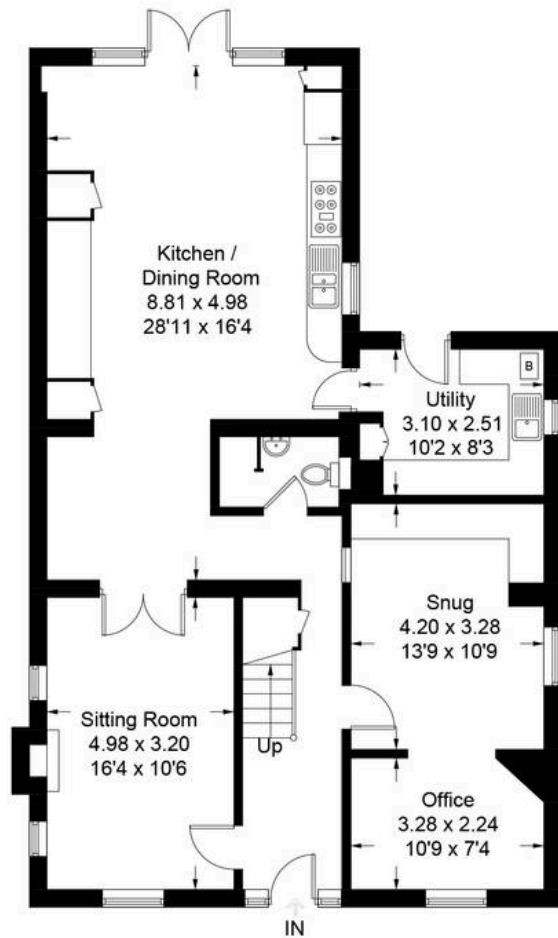
Approximate Gross Internal Area = 189.1 sq m / 2035 sq ft

Outbuildings = 30.8 sq m / 331 sq ft

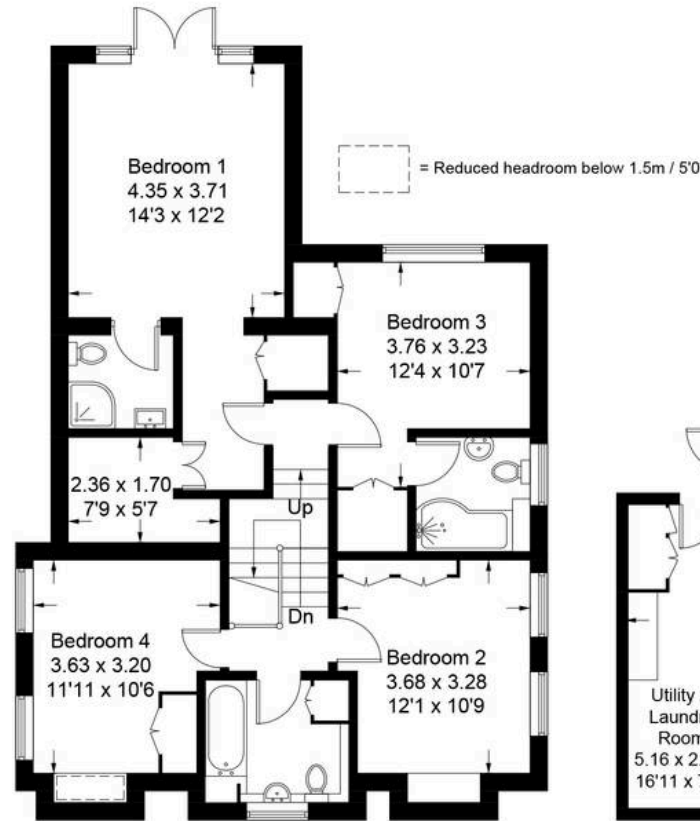
(Including Garage)

Total = 219.9 sq m / 2366 sq ft

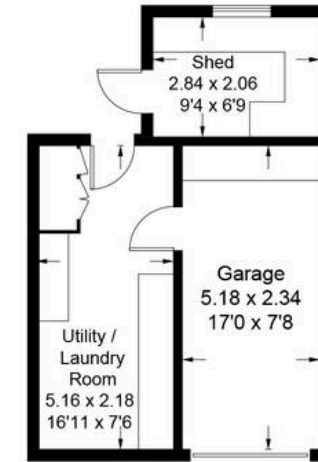
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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