





Englefield Royce Way

West Wittering, Chichester

Beautifully presented four-bedroom detached residence situated on the highly regarded Royce Way in the heart of West Wittering, offering a spacious and versatile home ideal for modern family living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO FORWARD CHAIN
- Walking distance to West Wittering beach
- Detached garage with front & back access
- Extended ground floor
- Utility room with back door
- Large principle bedroom with en-suite
- Sought after location
- Sunny garden with dining areas
- 4 Double Bedrooms
- Large pantry
- Underfloor heating in the kitchen extension and two of the bathrooms.
- Fibre optic broadband

West Wittering is a highly desirable coastal village, known for its expansive sandy Blue Flag beach, stunning coastal walks, and strong sense of community. The village offers a traditional pub, a popular café, a well-regarded primary school, and a handful of local shops, with nearby East Wittering providing additional amenities including a GP surgery, dentist, butchers, bakeries, and a variety of eateries. The nearby city of Chichester offers excellent shopping, restaurants, cultural attractions, and a mainline train station with regular services to London Victoria and Waterloo. The area also benefits from good road links via the A27.







Approximate Area = 2225 sq ft / 206.7 sq m (excludes garage)

For identification only - Not to scale







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Henry Adams is delighted to present Englefield to the market. Englefield is a beautifully presented four-bedroom detached residence situated on the highly regarded Royce Way in the heart of West Wittering, offering spacious and versatile accommodation ideal for modern family living.

The property welcomes you through a large entrance hall with a generous boot room with french doors providing access to the side of the property, this could be used as a home office. At the heart of the home is a generous kitchen- diner- family room as well as a well-proportioned lounge and separate dining room; designed for both entertaining and everyday comfort.

The accommodation comprises four bedrooms, including a two bedroom's with en-suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom.

Further benefits include a separate utility room with external side access, adding practicality for coastal living and family life alike. The garage enjoys both front and rear access with an electric roller garage door, providing excellent storage and flexibility.

Externally, the property offers private gardens with dining areas, side access to the property via a gate or through the garage, and driveway parking. All within easy reach of the renowned beaches, village amenities and coastal walks that make West Wittering one of the South Coast's most desired places to live or purchase as a second home.



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.