





# Roselyn Peerley Road

East Wittering, Chichester

A good-sized four bedroom house located close to the beach and all amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- Detached House
- Sitting & Dining room
- Utility Room
- Downstairs Cloakroom
- En Suite Shower room
- Garage & Parking
- Walking distance of the Beach
- Close to Bus Route to Chichester & Local Shops

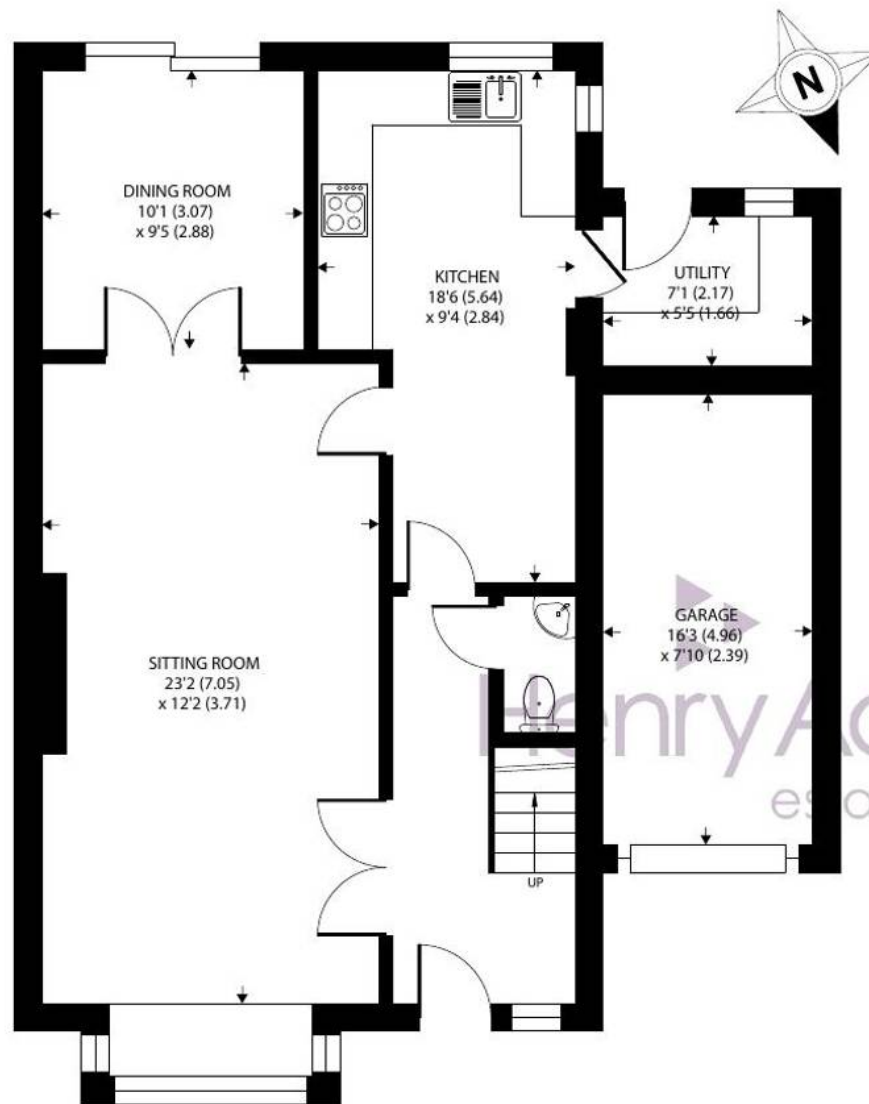
## Location Summary

Located in East Wittering bordering Bracklesham Bay, this property is well placed to enjoy the wider area and its coastal surroundings. A short walk away, you will find a selection of local amenities, including cafés, convenience stores, and independent eateries. Excellent bus links also provide easy access to Chichester and the surrounding coastal villages.

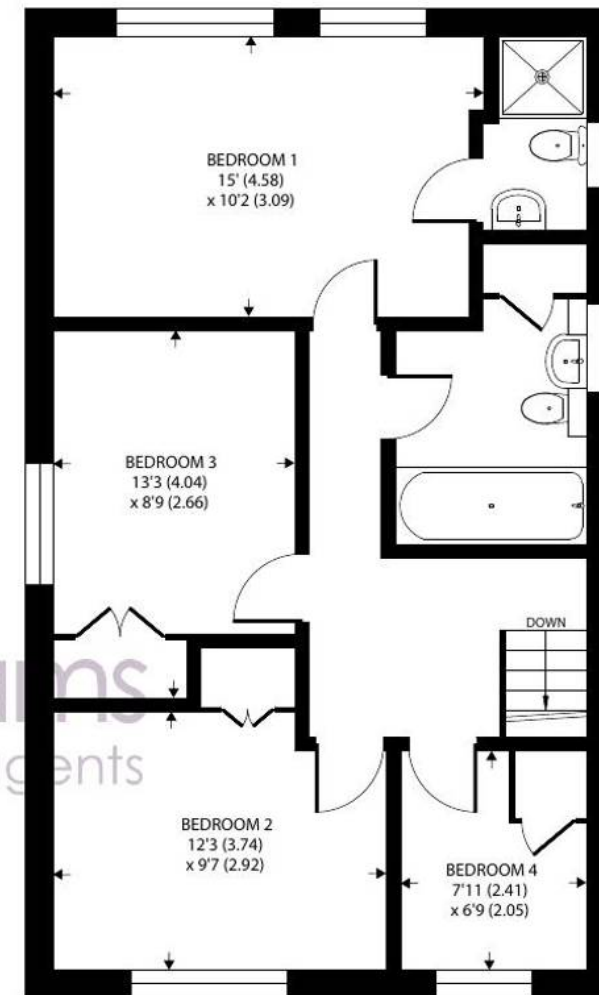
The beautiful beach is also within easy walking distance from the property, making it ideal for seaside walks, swimming, surfing, and water sports, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.







GROUND FLOOR



FIRST FLOOR

## Roselyn, Peerley Road, East Wittering, Chichester

Approximate Area = 1364 sq ft / 126.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026.  
Produced for Henry Adams. REF: 1521175





## Roselyn Peerley Road

East Wittering, Chichester

A well-presented and nicely proportioned family home situated in the popular coastal village of East Wittering close to the beach. The property offers versatile accommodation arranged over two floors, with a welcoming entrance leading into a spacious sitting room and a separate dining room.

The modern kitchen provides a practical and well-appointed space with access to a useful utility room. There is also a convenient downstairs cloakroom.

To the first floor are four bedrooms, providing excellent flexibility for family living, guests or working from home. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a bathroom.

Outside, the property benefits from a private garden, offering a pleasant space for outdoor entertaining and relaxation, together with a garage and additional parking.

Located in the sought-after East Wittering area, within walking distance of both East Wittering village centre and Bracklesham Bay, the property is well placed for local amenities, schools, shops and the beautiful surrounding coastline, making it an appealing choice for families and those seeking a coastal lifestyle.



## Henry Adams – East Wittering

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

01243 672721

[eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.