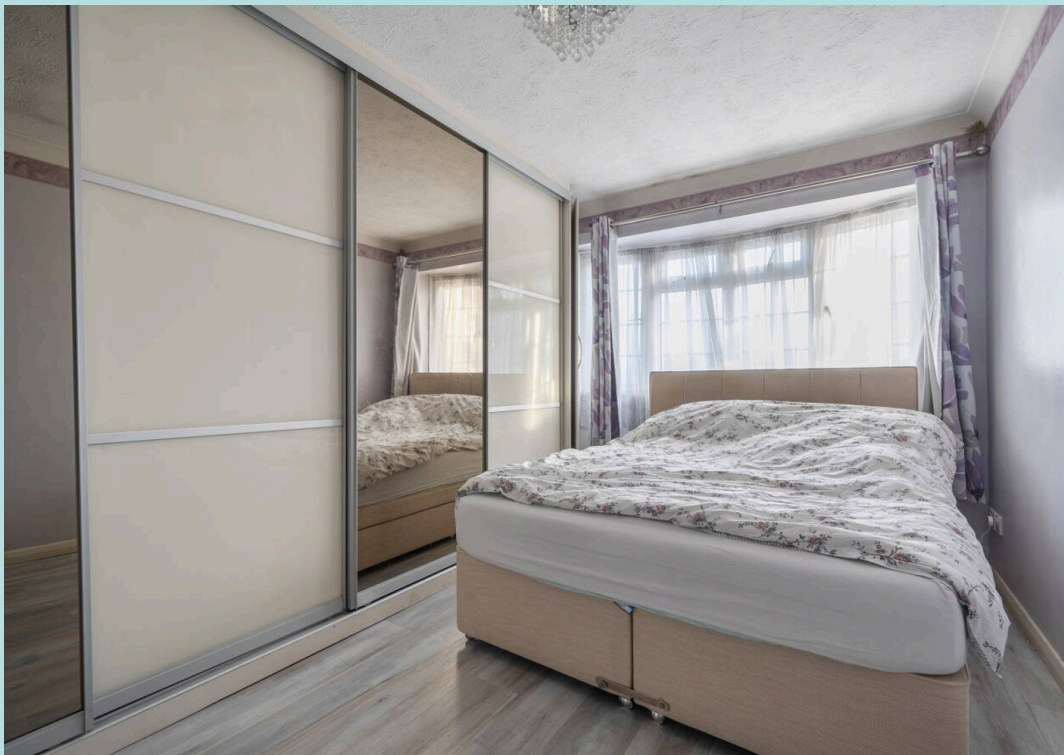






18 Cambridge Avenue

West Wittering, Chichester

Located on the popular Sea Estate, this 3-bedroom semi-detached house is presented in good condition and benefits from a downstairs cloakroom, low maintenance rear garden, garage and off-road parking.

Council Tax band: D -£2,336.33 - 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedrooms
- Downstairs cloakroom
- Family bathroom
- Sitting/dining room
- Detached garage
- Low-maintenance rear garden
- Walking distance of East wittering village centre
- Close to the beach
- Popular residential location

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beach enjoys views towards the Isle of Wight and are popular with Kite surfers and Windsurfers. The nearby village of East Wittering offers a range of local facilities including: infants/junior school, GP 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, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.





18 Cambridge Avenue, West Wittering, Chichester

Approximate Area = 856 sq ft / 79.5 sq m

Garage = 155 sq ft / 14.3 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1076 sq ft / 99.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Henry Adams. REF: 1422352



18 Cambridge Avenue

West Wittering, Chichester

A well-proportioned three-bedroom semi-detached home located near the sought-after coastal village of East Wittering, just minutes from the beach and local amenities.

The ground floor offers an entrance hall leading into a sitting/dining room featuring an attractive bay window that fills the room with natural light, creating a bright and comfortable living space. To the rear of the property is a recently fitted kitchen with ample worktop and storage space, with convenient access to a ground floor cloakroom.

Upstairs, the first floor provides three bedrooms. The principal bedroom is a double room with a bay window, while the second bedroom offers comfortable accommodation for guests or family members. The third bedroom would also make an ideal home office or nursery. A family bathroom completes the first floor.

Externally, the property benefits from a detached garage and an additional outbuilding/shed, offering excellent storage or potential workshop space.

Situated in a desirable residential location, this property provides easy access to the beach, local shops, and transport links to Chichester city centre.



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.