





38 Church Road

East Wittering, Chichester

A spacious three-bedroom bungalow offering versatile living accommodation. The property features a generous sitting room, dining room, kitchen/breakfast room, cloakroom, bathroom and off-road parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedroom Detached Bungalow
- Spacious and Flexible Layout
- Generous Sitting Room
- Separate Dining Room
- Well-Equipped Kitchen/Breakfast Room
- Family Bathroom and Separate Cloakroom
- Carport and Driveway Parking
- Attractive Rear Garden with Views
- No Forward Chain

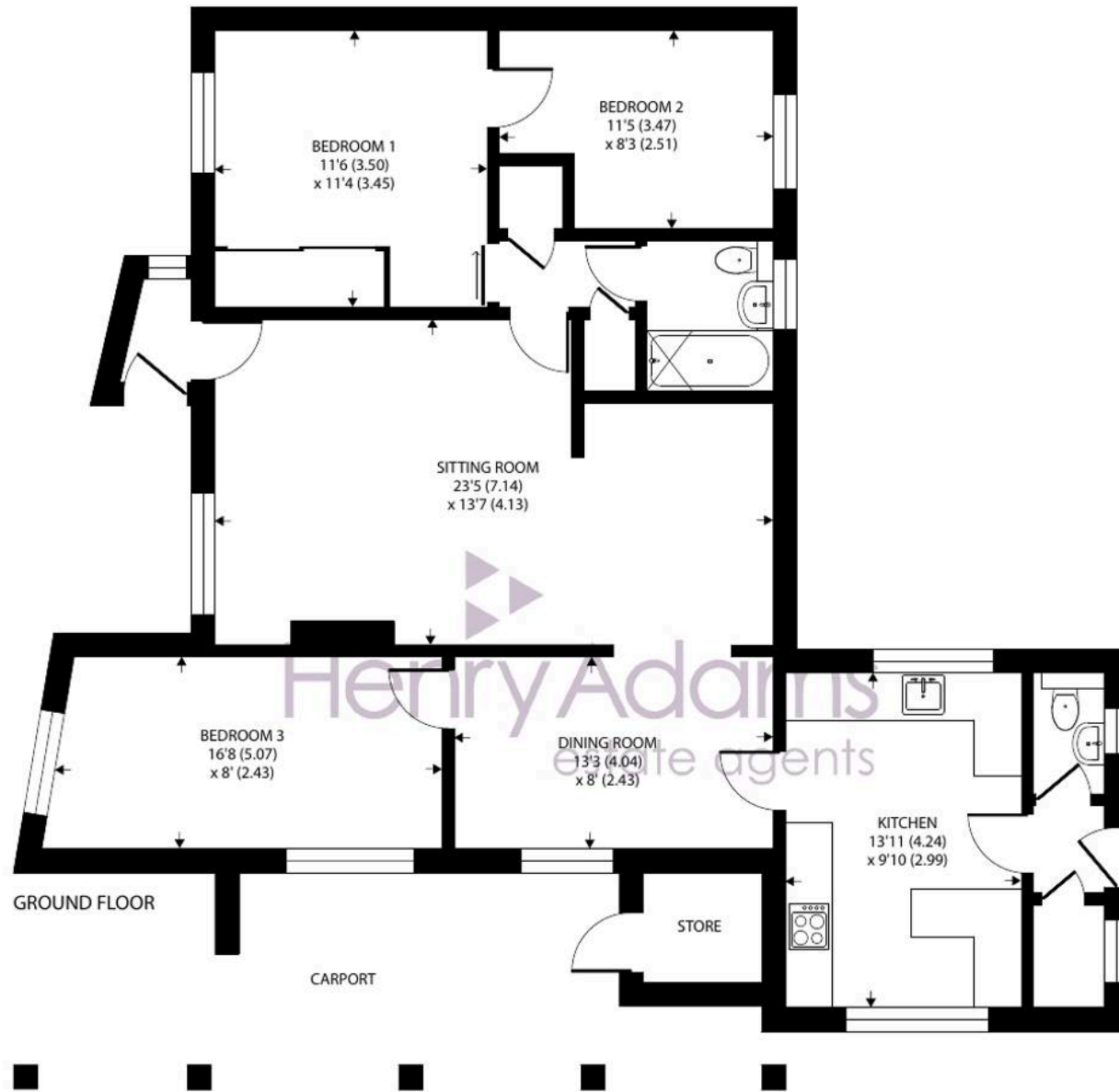
East Wittering is a highly desirable coastal village located approximately seven miles southwest of Chichester offering a relaxed seaside lifestyle with easy access to city amenities. The village enjoys a wonderful coastal setting, with sandy and pebbly beaches perfect for long walks, water sports, family days out and year-round enjoyment of the outdoors.

East Wittering is well connected by road and regular bus services to Chichester and surrounding area.

East Wittering itself has a range of independent shops, cafés, pubs and essential services, including a primary school, GP surgery and local amenities right on your doorstep.



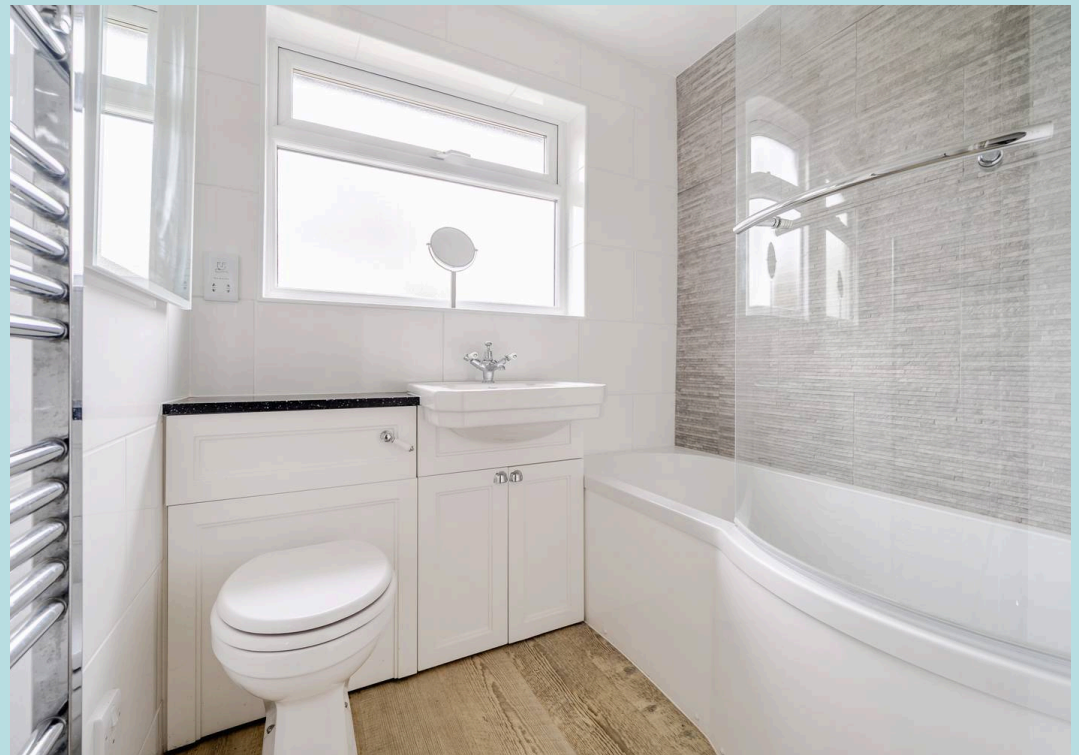




Approximate Area = 1043 sq ft / 96.8 sq m (excludes carport and store)

For identification only - Not to scale







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East Wittering, Chichester

Brent Cottage is a three bedroom detached bungalow situated in the heart of East Wittering village offering generous living accommodation, ideal for a range of buyers including downsizers, professionals, small families or those seeking a second/holiday home.

The property is arranged around a central entrance porch which leads to a spacious sitting room, providing an excellent main living space with plenty of natural light. Adjacent to this is a separate dining room, perfectly positioned for entertaining and conveniently located next to the kitchen.

The fitted kitchen offers ample worktop and cupboard space and is complemented by a useful adjoining store room.

There are three good-sized bedrooms, with a family bathroom and separate cloakroom. Bedroom one benefits from particularly generous proportions, while bedroom two offers flexibility as a guest room or additional workspace.

Externally, the property further benefits from a carport, providing convenient covered parking plus further driveway parking. The overall layout offers excellent flow and practicality, with approximately 1,043 sq ft of internal accommodation (excluding carport and store).

The attractive rear garden is well-maintained with a decked area, greenhouse and an open view.



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.