



## Spring Tide Charlmead, East Wittering - PO20 8DN

Guide Price £1,995,000 Freehold



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# Spring Tide Charlmead

## East Wittering

A stunning detached 2 storey beach house set directly on the shoreline with private beach access, offering 4 double bedrooms, quality finishes throughout, open-plan living and uninterrupted sea views.

- Detached beachfront house with private beach access
- Four bedrooms across two floors with spacious living areas
- Open-plan kitchen, dining and seating area on the ground floor
- Contemporary kitchen with island and integrated appliances
- Sliding doors to a large, decked terrace overlooking the sea
- Ground floor king bedroom and family bathroom
- First-floor living room with balcony and sea views
- Principal bedroom with ensuite and sea views
- Twin bedroom and cabin room with double bed and bunk
- Enclosed garden, private driveway and parking







## ACCOMMODATION:

The ground floor centres around a spacious open-plan kitchen, dining and seating area. The contemporary kitchen is fitted with integrated appliances and a large central island with bar seating, while full width sliding doors open directly onto a substantial decked terrace overlooking the beach. This level also includes a king bedroom and a family bathroom with bath and separate shower, making it well suited to mixed groups or multi-generational living.

Upstairs, the main living room enjoys elevated sea views through floor-to-ceiling glazing and opens onto a glass-fronted balcony overlooking the beach. The principal bedroom is also located on this floor with sea views and an ensuite bathroom with freestanding bath and separate shower. Two further bedrooms complete the accommodation: a twin bedroom and a cabin bedroom with a double bed below and a single bunk above. A further family bathroom serves the first floor.



Outside, the property benefits from a large, decked terrace providing ample space for outdoor dining and seating, with steps leading directly onto the beach. A secondary covered terrace provides a sheltered outdoor space year-round. The garden is enclosed and offers a clear outlook across the shoreline. A large private driveway provides off-road parking to the front.



## LOCATION:

East Wittering is a highly regarded coastal village, prized for its relaxed seaside atmosphere and excellent day-to-day amenities. The village enjoys a wide, open beach which stretches westwards toward the renowned sandy shoreline of West Wittering, offering miles of coastal walks, swimming and water sports in an unspoilt setting.

The village itself has a vibrant and friendly community and is well served by a varied range of local shops catering for everyday needs, together with a modern medical and dental surgery. There is a good choice of public houses, restaurants and cafés, giving East Wittering a lively feel throughout the year. The village is also home to three churches and benefits from both pre-school and primary education, making it particularly appealing to families and those seeking a well-balanced coastal lifestyle.

The historic cathedral city of Chichester lies approximately eight miles to the north and provides a comprehensive range of cultural, leisure and shopping facilities. These include an excellent selection of independent boutiques alongside well-known national retailers, a wide choice of restaurants and wine bars, and notable cultural attractions such as the Chichester Festival Theatre and the Pallant House Gallery.

**INFORMATION: Tenure: Freehold Services: All mains**  
**Local Authority: Chichester District Council Council Tax Band: Band G Energy Rating: Band B what3words: ///amended.offstage.dazzling**



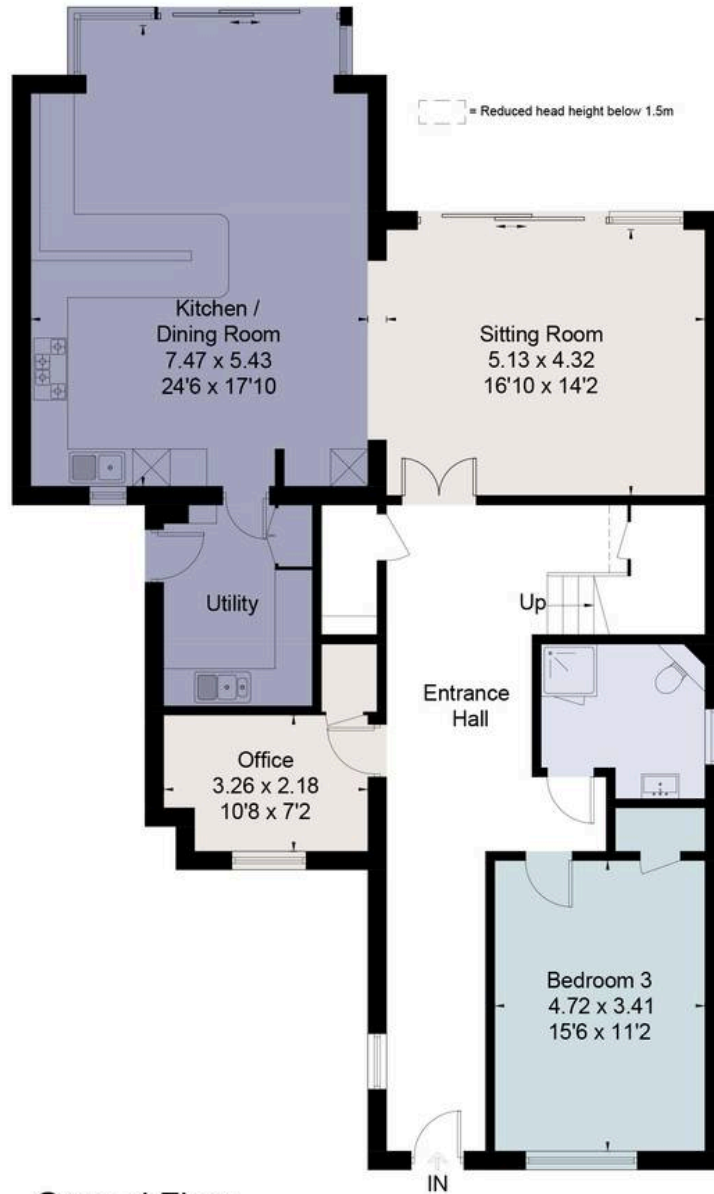
Approximate Floor Area = 277.8 sq m / 2990 sq ft

Garage = 20.5 sq m / 221 sq ft

Total = 298.3 sq m / 3211 sq ft



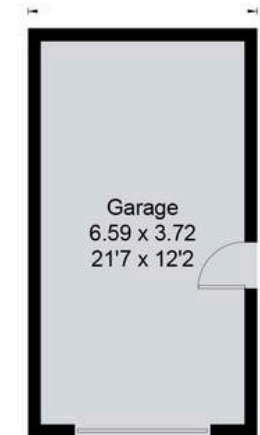
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103923



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