



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**12 Meadows Road, East Wittering, PO20 8NW**

# 12 Meadows Road, East Wittering West Sussex, PO20 8NW

Guide Price £715,000

An individually designed detached family home offering just under 2,000 sq ft of beautifully presented accommodation, thoughtfully arranged to create a comfortable and versatile living environment. Constructed within the last ten years, this impressive property combines traditional craftsmanship with modern finishes and enjoys a peaceful setting within an established residential area.

Upon entering the property, you are greeted by a stunning entrance hall featuring a sweeping staircase that leads to a galleried landing, immediately setting the tone for the sense of space and style found throughout. The triple-aspect sitting room is a standout feature, with windows drawing in an abundance of natural light and sliding doors opening directly onto the garden patio. This generous room provides the perfect setting for both everyday relaxation and more formal entertaining.

The kitchen is designed in a timeless country style with shaker-style cabinetry, wood work surfaces, and an abundance of storage. Integrated appliances include a double oven and induction hob, whilst there is ample space for a fridge freezer and dishwasher. A separate utility room provides additional practicality, offering further work surfaces and space for both a washing machine and tumble dryer.

The ground floor also features two double bedrooms, one currently used as a study, providing excellent flexibility for home working or guest accommodation. These rooms are served by a contemporary shower room, while one of the bedrooms benefits from fitted wardrobes.



Upstairs, the property continues to impress with two spacious double bedrooms, both featuring en suite shower rooms and convenient eaves storage. The galleried landing provides an attractive central space linking the bedrooms and adding to the home's sense of openness.

Outside, the rear garden is fully enclosed and mainly laid to lawn, offering a safe environment for children and pets, with side pedestrian access for ease of maintenance. To the front, there is driveway parking for several vehicles, ensuring ample space for family and visitors alike.

This superb home is further complemented by gas central heating, double glazing, and tasteful décor throughout. The combination of its bespoke design, generous proportions, and quality finish makes it an ideal choice for those seeking a modern yet characterful home within easy reach of local amenities, schools, and the beautiful West Sussex coastline.

### LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

**Tenure Freehold | Council Tax Band F | EPC B**

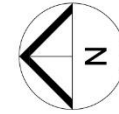
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.




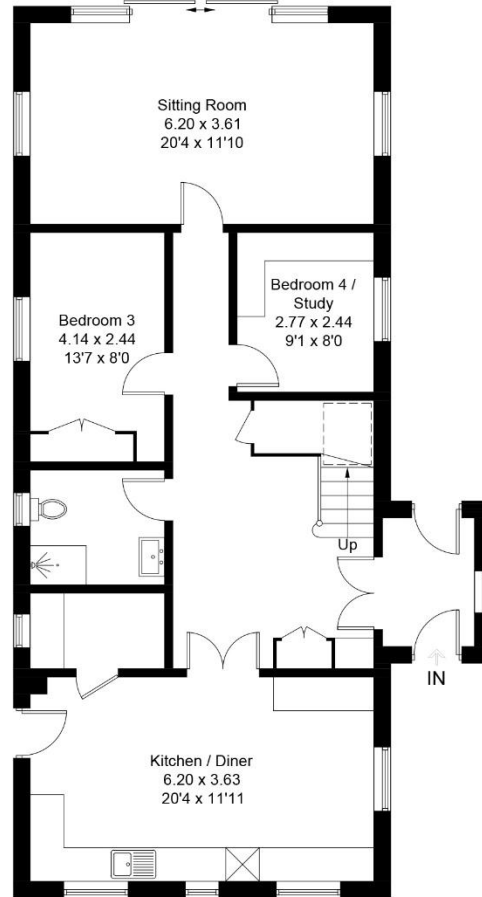
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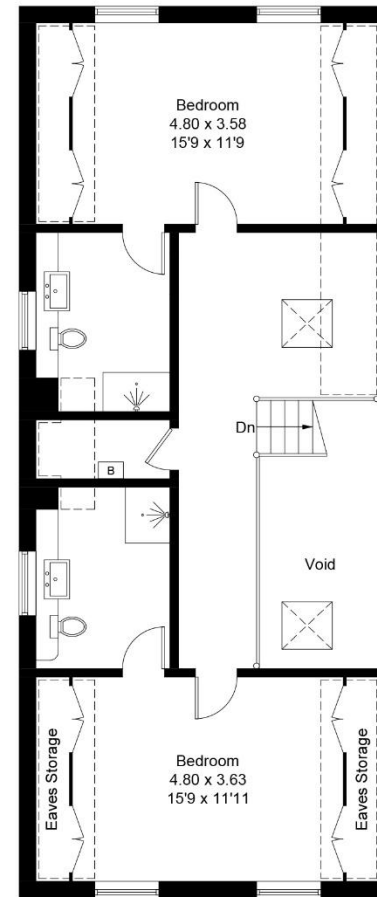
Approximate Gross Internal Area = 183.8 sq m / 1978 sq ft  
(Including Eaves Storage / Excluding Void)



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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