



Astons
of Sussex
Residential Sales & Lettings



Templars, Peerley Road, East Wittering, PO20 8DW

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Guide Price £435,000

Offered with no onward chain offering the opportunity for a fast acquisition, this three-bedroom link-detached house is just 350 metres from the beach and within easy walking distance of East Wittering village centre. Properties of this type and in this location are rarely available, making it an excellent opportunity for anyone looking to live near the coast or invest in a home with long-term potential.

The house offers well-proportioned accommodation, on the ground floor, the entrance hall leads to a cloakroom and a generous sitting room, which flows into a separate dining area. Sliding doors from the dining room open into a conservatory, providing an additional reception space with access to the south-facing rear garden. The kitchen, with access to the garden, is located adjacent to the dining room, with a serving hatch, and offers the potential to create an open-plan kitchen/dining layout.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room and fitted wardrobe, while bedroom two also includes a similar built-in wardrobe. A modern bathroom with over bath electric shower and screen, wash basin and toilet. The landing provides a large access to the boarded loft. Outside, the rear garden is low maintenance laid to patio and enjoying a sunny southerly aspect. A rear gate at the front provides pedestrian access to the kitchen and garden, the long single garage, which is part boarded, is accessed from the rear garden and also provides off-street parking.

The property is well placed for those wanting to enjoy the beach and coastline throughout the year, and East Wittering village with its shops, cafes, and essential services is only a short walk away.



This is a rare chance to secure a detached property in a highly sought after location, with the added benefit of no forward chain and plenty of scope to update and improve.

LOCATION

This property is ideally situated in the heart of East Wittering, a thriving coastal village popular with both residents and visitors thanks to its lively atmosphere and proximity to the beach. Just a short stroll away, the seafront offers stunning views across the Solent and is a favourite spot for swimming, paddleboarding, and other water sports.

East Wittering provides an excellent range of local amenities including a primary school, GP surgery, dentist, pharmacy, and two mini supermarkets. The village is also home to a fantastic selection of independent shops, cafes, and eateries, giving it a strong sense of community and convenience.

Nearby Bracklesham Bay is just down the coast and offers a more laid-back beach setting, along with The Beach café formerly the well-known Billy's perfect for relaxing with a drink while watching the waves.

For a wider choice of shops, restaurants, and cultural attractions, the historic cathedral city of Chichester is just 7 miles away. With its blend of modern retail, fine dining, and beautiful architecture, including the renowned 12th-century cathedral, Chichester makes for an easy day out.

The area is well-served by local bus routes, providing good connections to surrounding towns and villages for those who don't drive.

Tenure Freehold | **Council Tax** Band E | **EPC** D

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

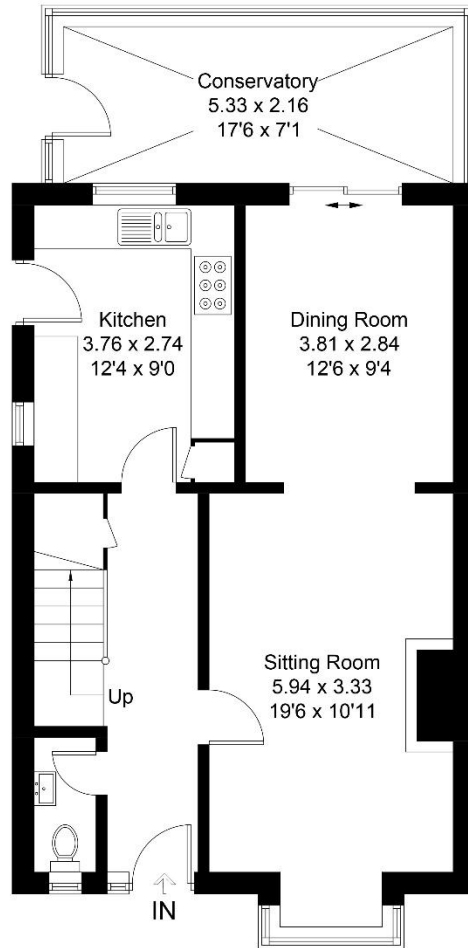
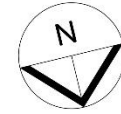


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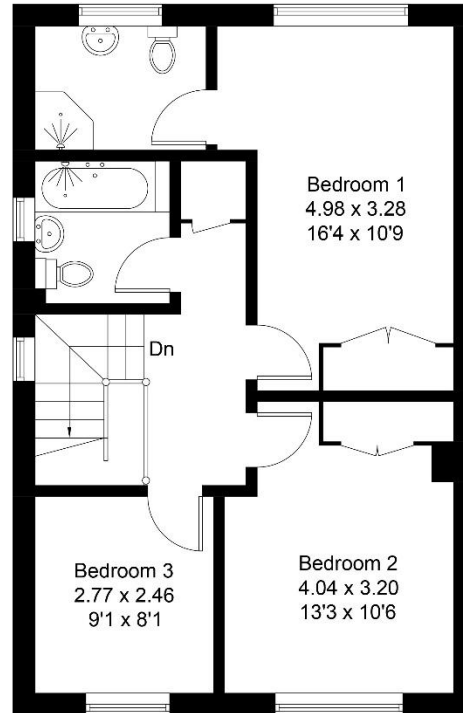
Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft

Garage = 17.8 sq m / 191 sq ft

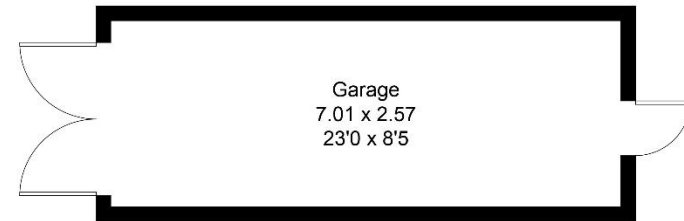
Total = 137.6 sq m / 1480 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

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