



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



**1 The Cottage, Chichester Road, West Wittering, PO20 8QA**

# 1 The Cottage, Chichester Road West Wittering, PO20 8QA

Guide Price £375,000

Set in a peaceful location within West Wittering, this individual property offers 1,292 sq. ft of accommodation and presents an excellent opportunity for those looking to modernise and make a home their own. The property enjoys a quiet position yet remains within easy reach of the beach and village amenities.

On the ground floor, the accommodation includes a well-proportioned sitting room featuring a wood-burning stove, with double doors opening into a bright conservatory that overlooks the courtyard garden. The kitchen provides ample space for redesign and could be transformed into a modern, functional space. Also on this level is a double bedroom fitted with a range of wardrobes, together with a shower room, offering flexibility for those requiring ground-floor living.

Upstairs are two further bedrooms. The principal suite is particularly generous in size and features fitted wardrobes, making it ideal as either a large bedroom or a secondary sitting room if preferred. The second bedroom is a comfortable double, and both are served by a full shower room on this floor.

Outside, there is an enclosed courtyard garden with a glass veranda providing a sheltered area for sitting out or entertaining, along with off-road parking to the front. The property benefits from calor gas central heating via radiators.



Whilst the property would now benefit from updating throughout, it offers a good footprint, a practical layout, and plenty of potential to create a comfortable home in a highly regarded coastal setting. The property is leasehold, offered with over 1000 years remaining on the lease, providing long-term peace of mind for prospective buyers.

West Wittering is well known for its sandy beach, sailing facilities, and relaxed coastal lifestyle. The nearby village of East Wittering provides a wide range of shops, cafés, and restaurants, while Chichester, just a short drive away, offers extensive shopping, cultural attractions, and a mainline railway station with services to London Victoria.

A spacious and well-located property with potential for improvement, ideal for those looking to create a home in one of the area's most desirable coastal villages.

**Tenure** Leasehold | **Council Tax** Band C | **EPC** F

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

Service charge of £849 per annum.

Lease extended to 1089 years.



**What3words**

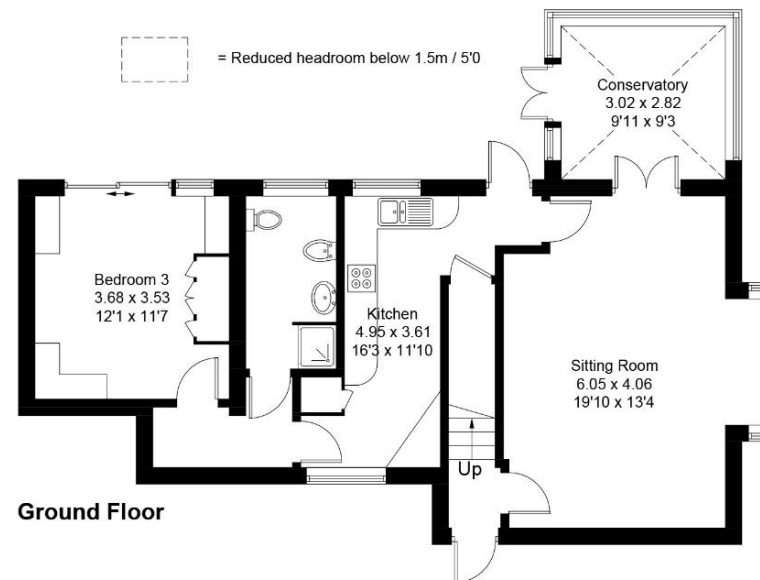
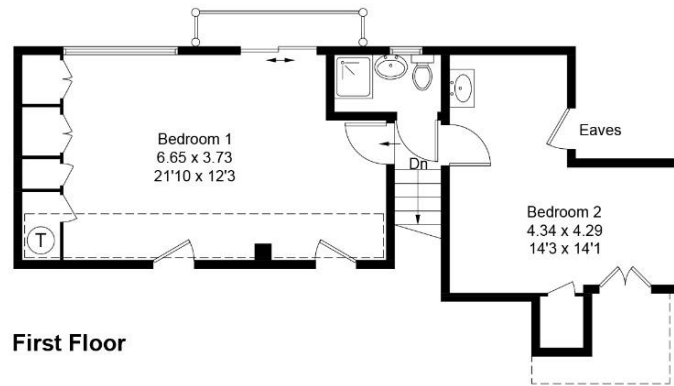
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			52
(21-38) <b>F</b>		27	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# 1 The Cottage, Heathfield Residential Home, Chichester Road, PO20 8QA

Approximate Gross Internal Area = 120.0 sq m / 1292 sq ft



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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