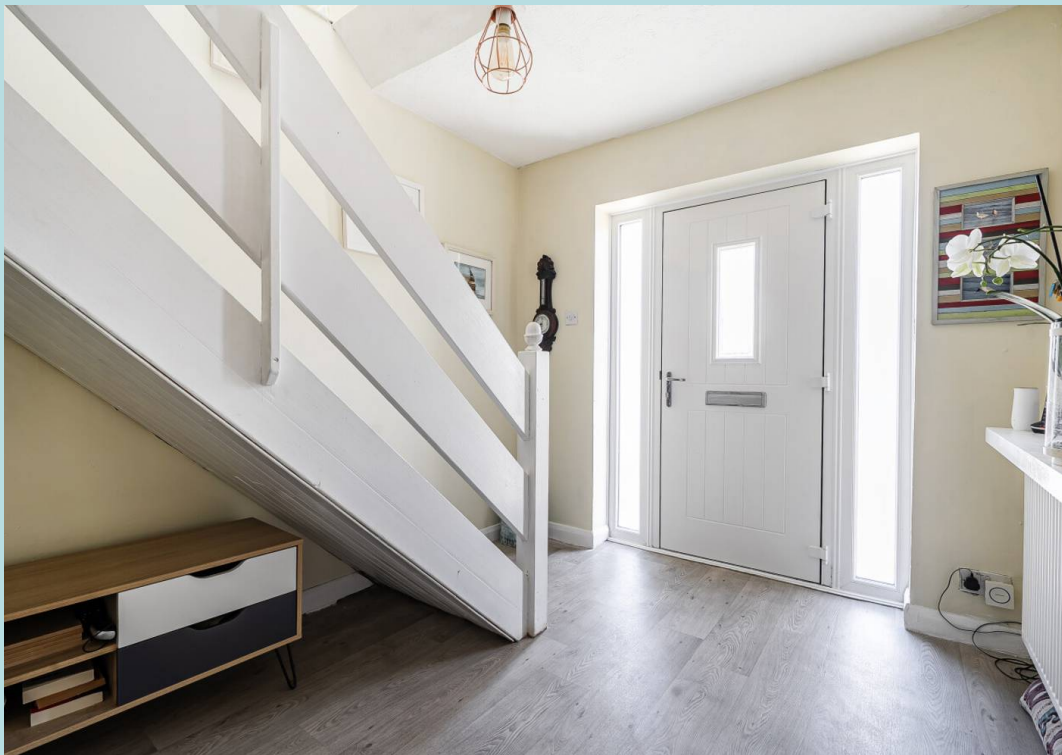






31 Jolliffe Road

West Wittering, Chichester

Spacious 4-bedroom chalet bungalow on Jolliffe Road, West Wittering, featuring a garage, large garden cabin, and generous front & rear gardens. Set in a sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious four-bedroom property in a sought-after West Wittering location
- Large rear extension spanning the width of the property
- Two ground-floor bedrooms and family bathroom
- Detached garage and substantial powered garden cabin
- Large front and rear gardens, plus driveway parking for multiple vehicles
- 1 minute walk to the Beach

Location

Ideally positioned within the parish boundary of West Wittering, this property enjoys an enviable coastal setting just moments from the shoreline. The beach is approximately one minute away, offering easy access to miles of sandy coastline and scenic coastal walks. The popular village centre of East Wittering, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, is just a eight-minute walk from the property. The renowned West Wittering Beach, famous for its Blue Flag status and stunning views across Chichester Harbour, is also within walking distance. Combining coastal living with convenience, this sought-after location is ideal for both permanent residence and holiday home ownership.









31 Jolliffe Road, West Wittering, Chichester

Approximate Area = 1555 sq ft / 144.4 sq m

Limited Use Area(s) = 143 sq ft / 13.2 sq m

Outbuildings = 391 sq ft / 36.3 sq m

Total = 2089 sq ft / 193.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1470071





31 Jolliffe Road

West Wittering, Chichester

Henry Adams is delighted to present this spacious Four-Bedroom chalet Bungalow Situated on Jolliffe Road in the desirable coastal area of West Wittering, this spacious chalet bungalow offers flexible accommodation, generous outdoor space, and excellent parking.

The ground floor comprises a welcoming west-facing front lounge, providing a bright and comfortable living space. The kitchen features a breakfast bar and room for a dining table, making it ideal for family meals. There are two ground-floor bedrooms and a family bathroom. To the rear, a substantial extension spans the width of the property, creating a versatile additional living area with a practical utility space.

On the first floor are two further bedrooms together with a cloakroom, offering ideal accommodation for family members or guests.

Externally, the property benefits from a large front garden and generous rear garden, providing plenty of space for outdoor enjoyment. A detached garage and substantial cabin with power connected offer excellent storage, workshop potential, or a home office/garden room. The driveway provides off-road parking for multiple vehicles.

This versatile home is ideally suited to families, couples, or buyers looking for gorgeous space in a highly regarded coastal location.



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.