





4 Ella Close

West Wittering, Chichester

A three-bedroom detached bungalow requiring modernisation in a sought-after location close to East Wittering village centre and the beach.

Council Tax band: E

Tenure: Freehold

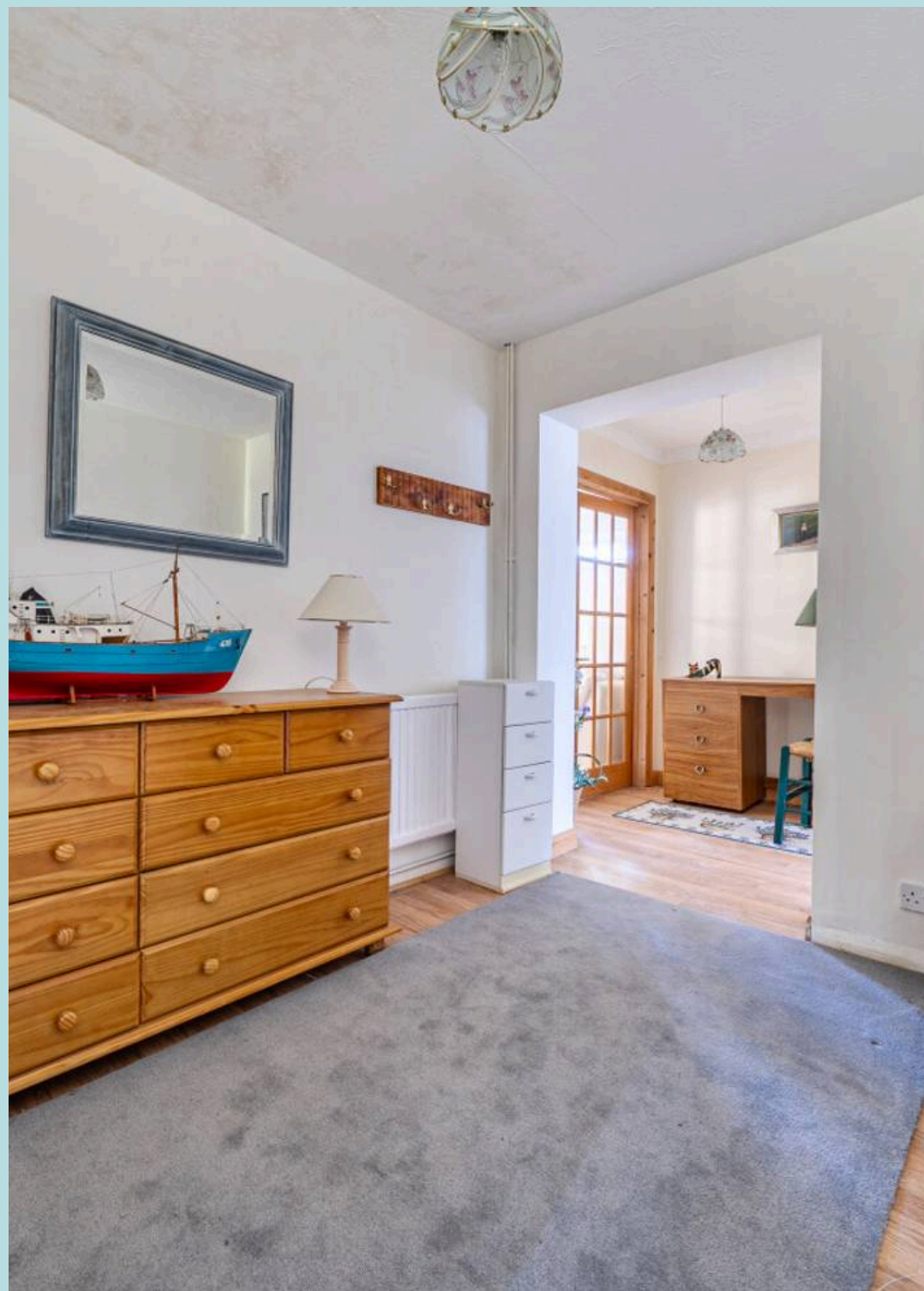
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

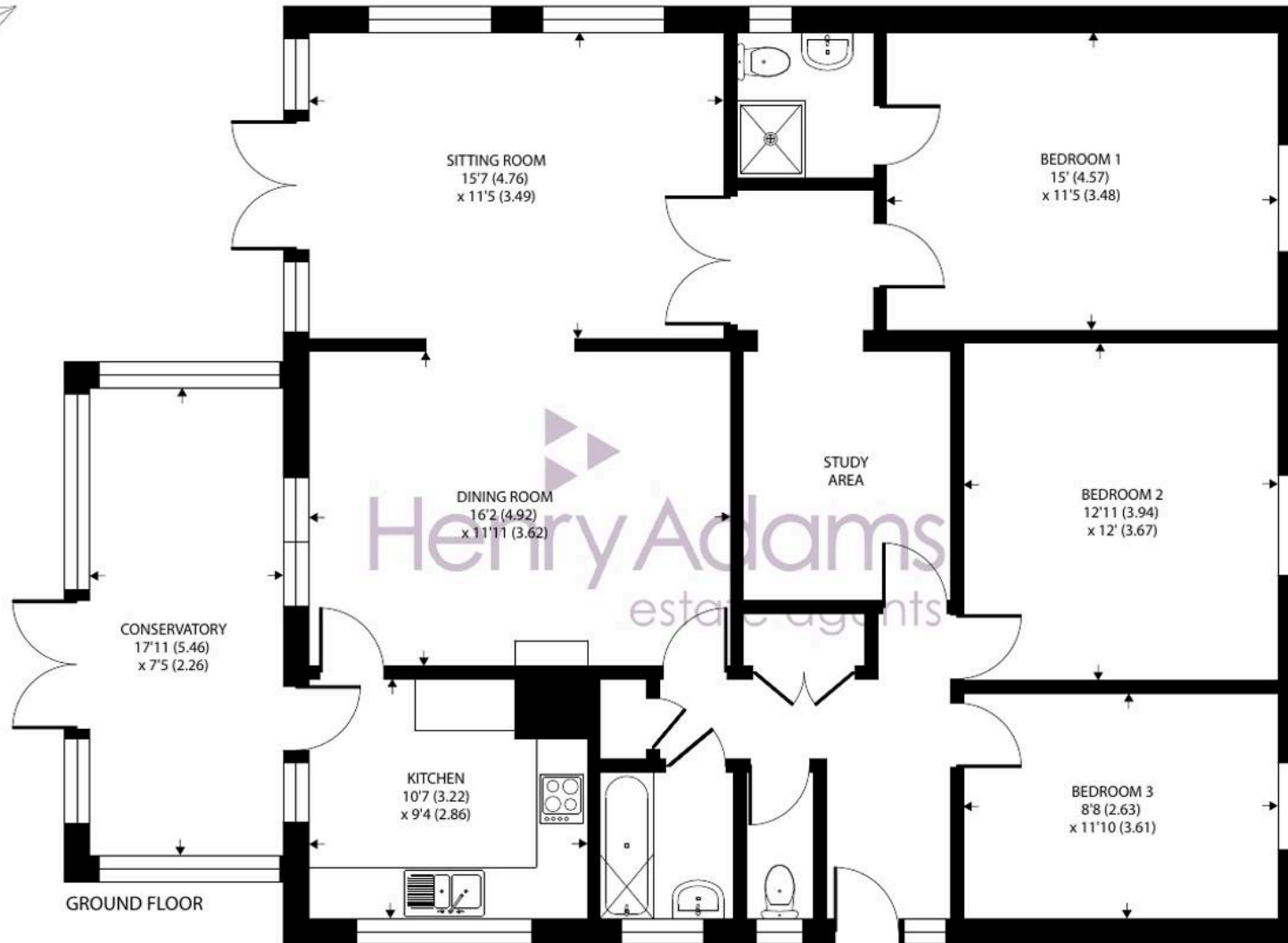
- Three bedroom detached bungalow
- Sitting room and dining room
- Conservatory
- Bathroom
- En suite shower room
- Study area
- Off-road parking and garage
- Good-sized garden
- In need of modernisation
- Sought-after location close to East wittering village centre and the beach
- No forward chain

East Wittering is a highly sought-after coastal village located on the West Sussex shoreline, offering a relaxed seaside lifestyle with a strong sense of community. The village benefits from a wide range of local amenities including independent shops, cafés, restaurants, a doctor's surgery, and a well-regarded primary school, all within easy walking distance. Its long stretch of sandy beach and scenic coastal walks make it particularly popular with families, retirees, and second-home buyers alike.

The village is well positioned for access to the surrounding area, with Chichester approximately 8 miles to the north providing a mainline railway station, historic city centre, and extensive cultural and shopping facilities. Excellent road links connect East Wittering to the A27.







4 Ella Close, West Wittering, Chichester

Approximate Area = 1410 sq ft / 130.9 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). © ntechcom 2026. Produced for Henry Adams. REF: 1453447





4 Ella Close

West Wittering, Chichester

Situated in a desirable cul-de-sac in the parish of West Wittering and close to East Wittering village centre, this well-proportioned three-bedroom bungalow offers versatile accommodation extending to approximately 1,410 sq ft and presents an excellent opportunity for modernisation.

The property is thoughtfully arranged, with a spacious sitting room forming the hub of the home, alongside a separate dining room ideal for entertaining. A conservatory to the rear provides additional reception space and enjoys views over the garden, offering great potential to enhance or reconfigure.

The kitchen is conveniently located with access to the dining room and adjoining areas, offering scope for updating to suit contemporary living. A useful study area adds further flexibility, ideal for home working or potential reconfiguration as part of a wider refurbishment.

There are three well-proportioned bedrooms, including a generous principal bedroom with en suite shower room. The other bedrooms are served by a family bathroom and separate WC. The current layout offers a strong foundation for improvement, with ample opportunity to redesign and modernise to individual tastes.

Externally, the property occupies a quiet residential position, within easy reach of local amenities and the renowned beaches of East and West Wittering. A garage and long driveway provide ample off-road parking. The secluded rear garden is a good-size and has side access.

This is a rare opportunity to acquire a property in a highly sought-after coastal village, offering significant potential to create a stylish and comfortable home.

Offered with no forward chain.



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.