





6 Coney Close

East Wittering, Chichester

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

Chichester District Council Tax band: E

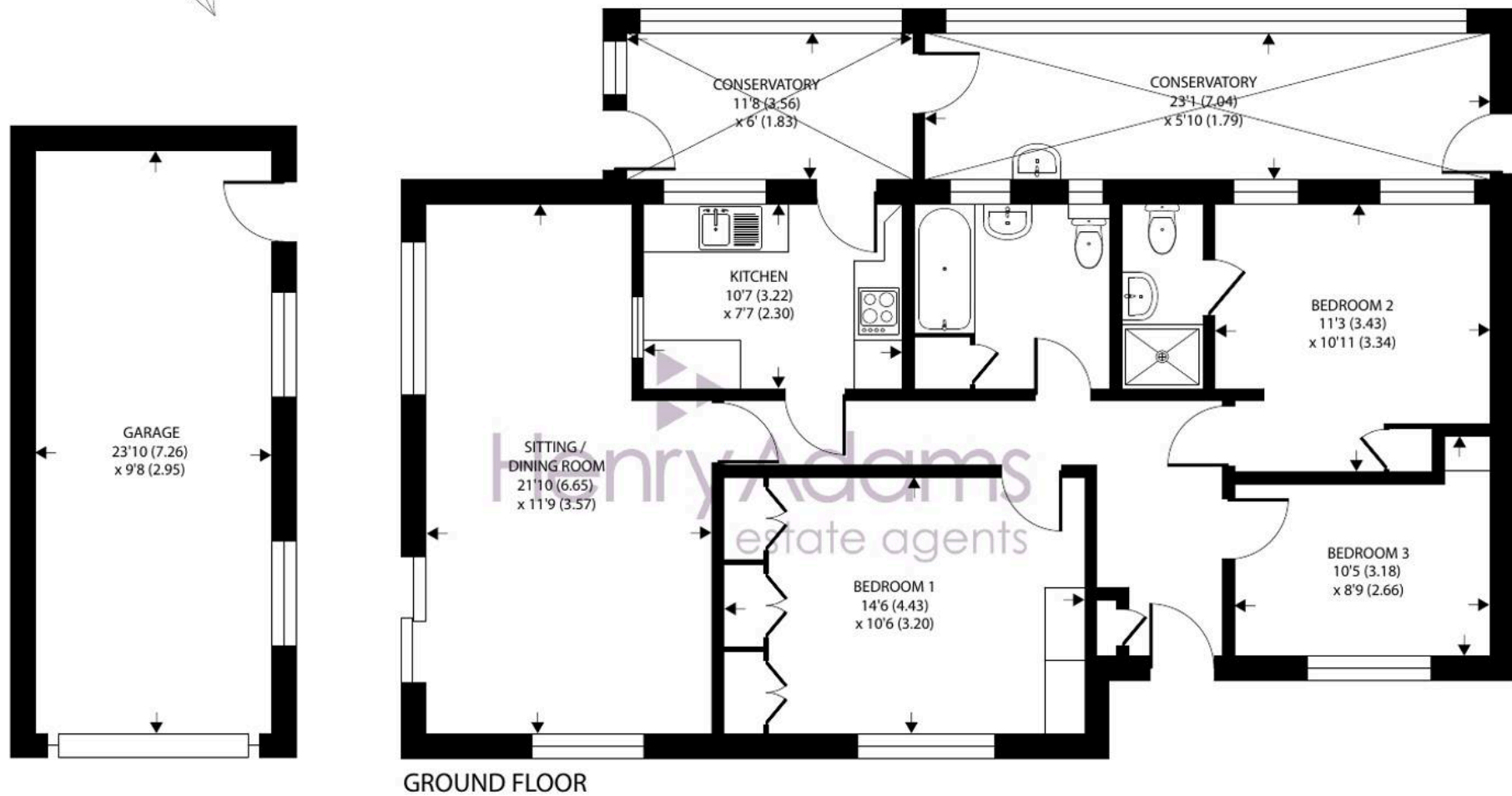
EPC Energy Efficiency Rating: F

- Three Bedroom Detached Bungalow
- Sitting/Dining Room
- Family Bathroom & En Suite Shower room
- Lean-to
- Tandem Length Garage With Power Connected
- Sought-after Location
- Close to the village centre and the beach
- Corner Plot
- No forward Chain

East Wittering is a charming coastal village nestled on the south coast of West Sussex, known for its relaxed atmosphere and friendly community. The village offers a vibrant mix of independent shops, cafes, and essential amenities, all within walking distance of the beach. With its scenic shoreline, excellent local schools, and easy access to Chichester and the South Downs, East Wittering is a sought-after spot for both holidaymakers and year-round residents.





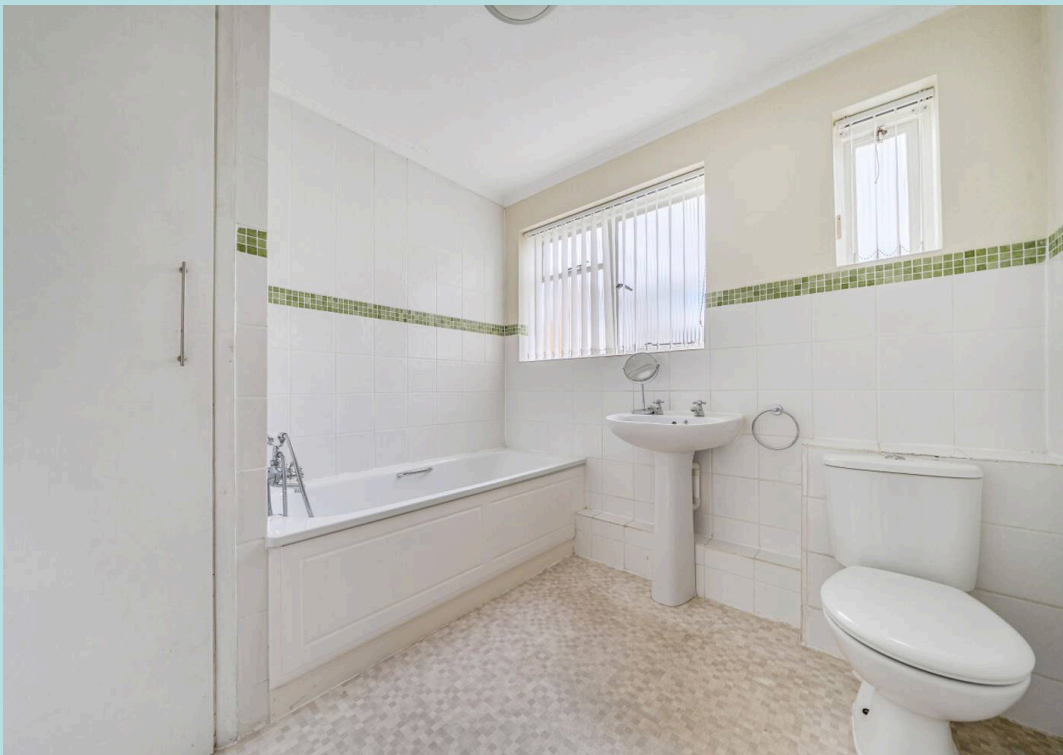


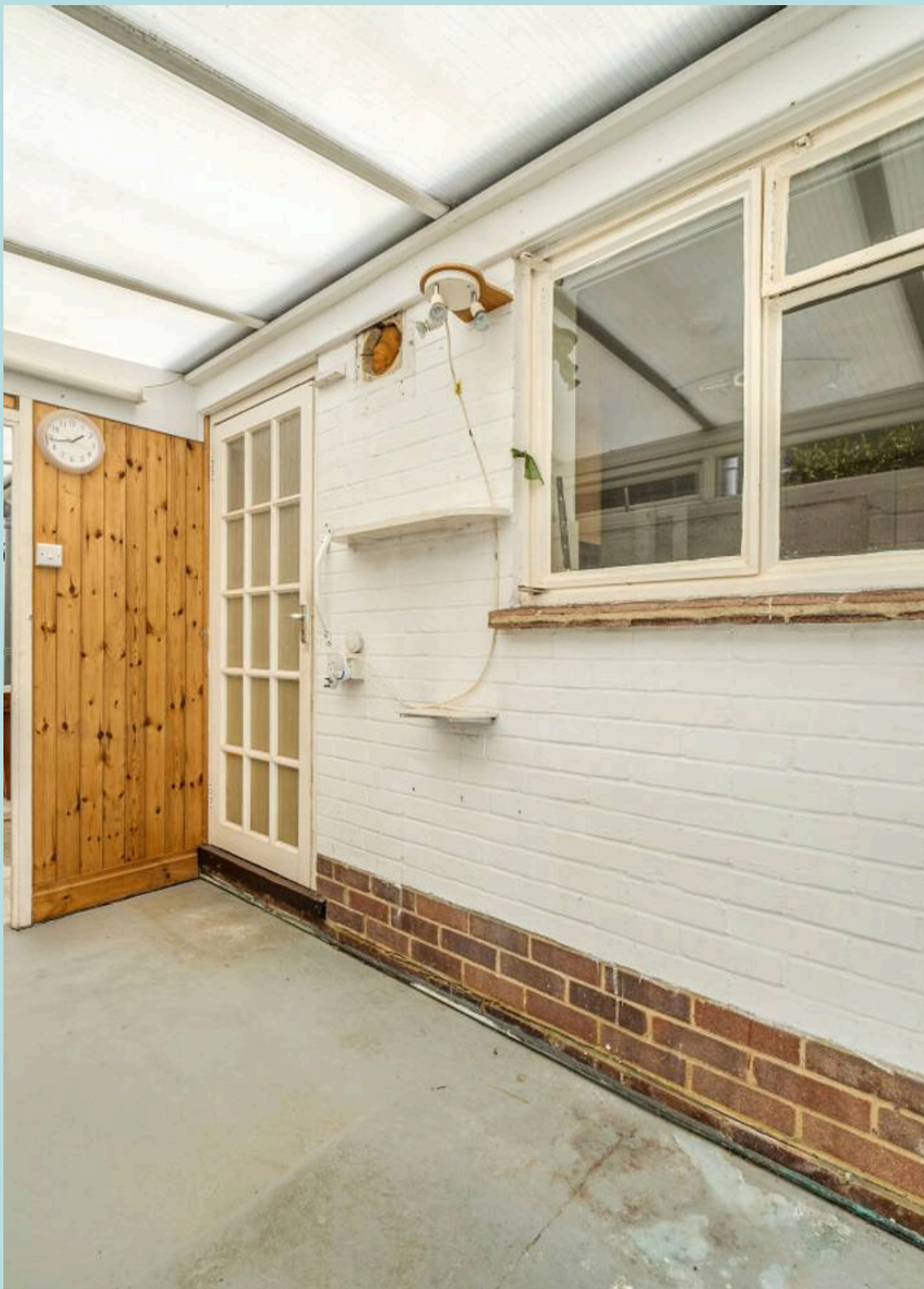
GROUND FLOOR

Approximate Area = 1136 sq ft / 105.5 sq m (excludes garage)

For identification only - Not to scale







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East Wittering, Chichester

A deceptively spacious three-bedroom detached bungalow offering versatile accommodation and excellent potential for modernisation or personalisation.

Situated in a desirable residential location, the property benefits from a tandem length detached garage, good-sized sitting/dining room, lean-to and well-balanced accommodation throughout.

The property comprises a welcoming entrance hall leading to a bright and spacious sitting/dining room with ample space for both relaxing and entertaining. The fitted kitchen provides access through to a lean-to.

There are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a family bathroom and en suite shower room, offering practicality for family living or visiting guests.

Externally, the property enjoys established gardens together with a detached garage and driveway parking. Offering excellent scope and flexible single-storey living, this bungalow is ideally suited to downsizers, families or buyers seeking a home with future potential.

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.