



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



**19 Seafeld Way, East Wittering, PO20 8DR**

# 19 Seafield Way, East Wittering West Sussex, PO20 8DR

Guide Price £425,000

*Two bedroom detached bungalow in East Wittering with extended sitting/dining room, modern kitchen, wet room, south facing garden, garage and driveway parking. Recently upgraded and ready to move in.*

This two bedroom detached bungalow, extending to approximately 923 sq ft including the garage, is situated in the sought-after area of East Wittering. Recently upgraded, the property offers a modern and comfortable living environment, blending practical layout with contemporary finishes.

The front door, located to the side of the property, opens into a welcoming entrance hall which provides access to all principal rooms. A built in storage cupboard offers convenient space for coats and shoes, helping to keep the area neat and organised.

The spacious sitting and dining room has been extended to maximise natural light and space. Large windows at the rear overlook the south facing garden, creating a bright and airy atmosphere ideal for both relaxation and entertaining.

The kitchen has been updated with neutral toned slab style doors and stone effect work surfaces. It offers practical space for essential appliances, including a cooker, fridge freezer, and dishwasher, and provides a functional layout for everyday living.

Both bedrooms are doubles, providing ample space for furniture and storage, and are finished in a neutral palette that complements the recent upgrades. The bathroom has been modernised to a fully tiled wet room, offering accessibility and a contemporary feel.



The rear garden is predominantly laid to lawn with a few planters, presenting a blank canvas for gardening or outdoor entertaining. Its south facing orientation ensures a sunny aspect throughout the day.

Additional features include gas central heating to radiators throughout the property, driveway parking for two to three vehicles, a carport, and a detached garage, providing versatile parking and storage options.

Overall, this property represents a ready to move in home that combines modern modern improvements with a practical layout. Its location in East Wittering, combined with the recently upgraded interiors and flexible outdoor space, makes it an appealing option for those seeking a low maintenance, comfortable home in a desirable village setting.

### LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20 minute drive to Chichester where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

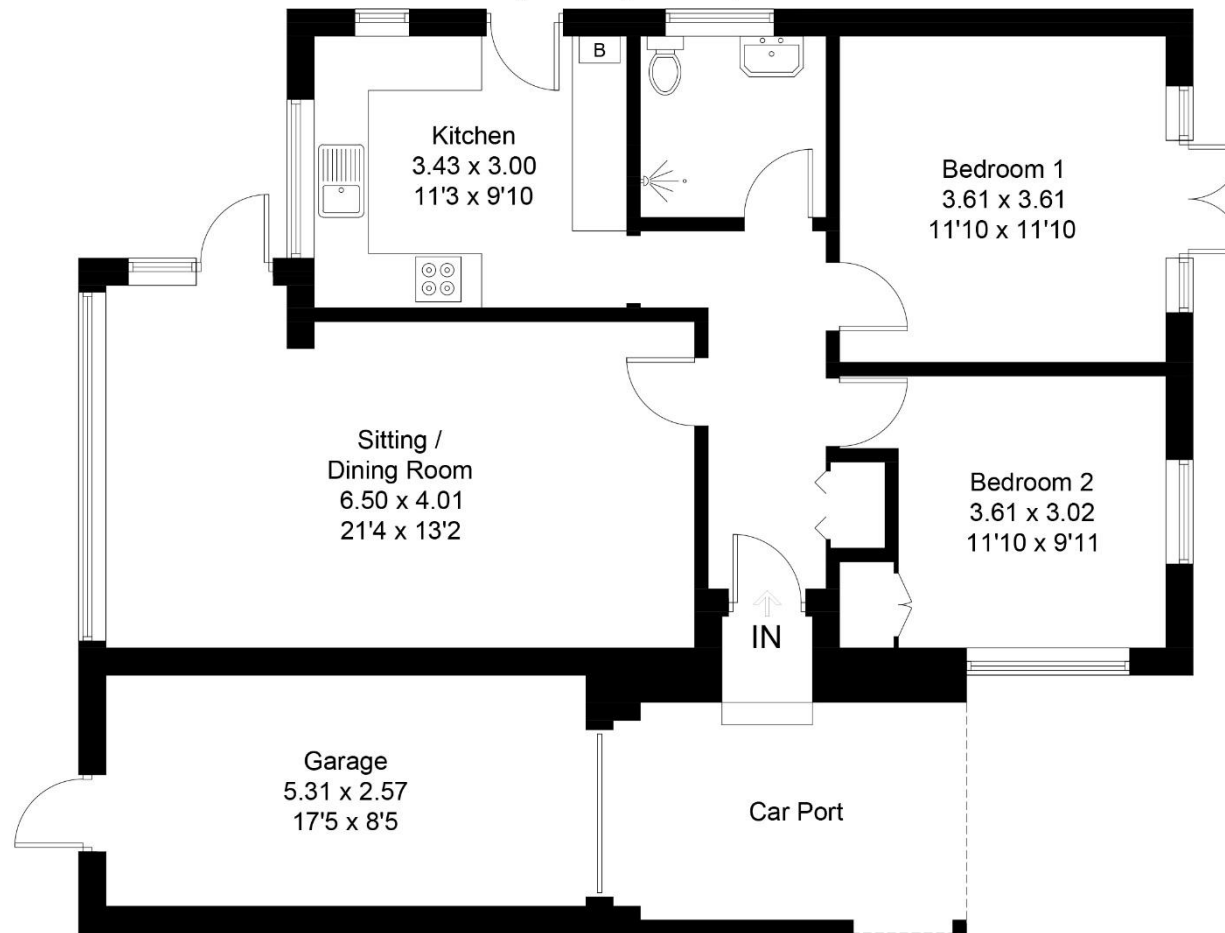
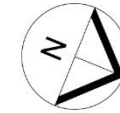
**Tenure Freehold | Council Tax Band D | EPC D**

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



Produced for Astons of Sussex  
**19, Seafield Way, PO19 7TA**

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 85.8 sq m / 923 sq ft  
(Excluding Car Port)



**Ground Floor**

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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