





6 Elmstead Gardens

West Wittering, Chichester

Ideally situated in a cul de sac, this spacious four bedroom home is in the heart of West Wittering village.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

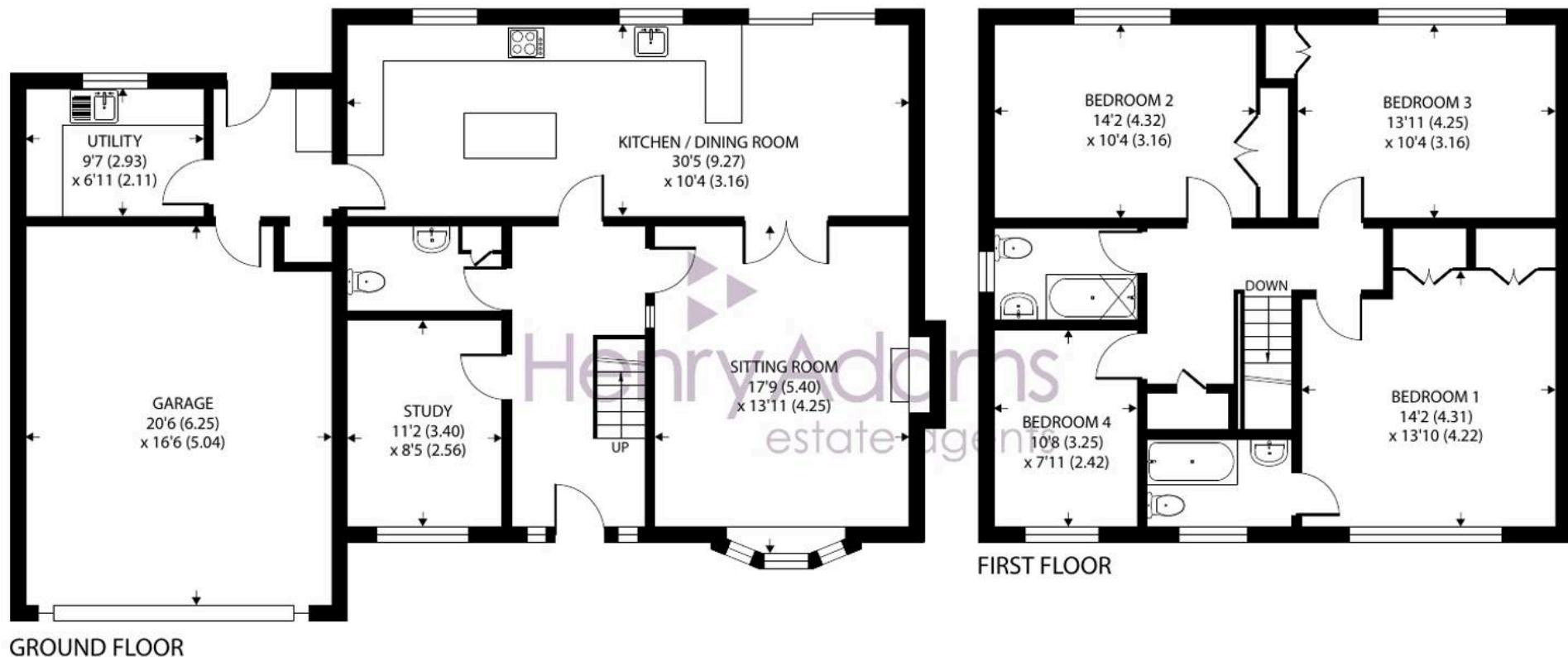
- Detached Four Bedroom House
- Kitchen/Dining room
- Utility Room & Cloakroom
- Sitting Room
- Study
- Integral Garage
- Off-Road Parking
- Sought-After Location
- Walking Distance of Local Shops & Bus Route
- Close to West Wittering Beach

Elmstead Gardens is ideally positioned to enjoy the best of both worlds – a residential setting with excellent access to local shops, schools, sailing clubs, and the cathedral city of Chichester, just a short drive away.

The village has a friendly community feel, with a local pub, primary school, church, and convenience shop at its centre. Popular with both residents and visitors, the area is ideal for walking, cycling and water sports, thanks to the open countryside, coastal footpaths and easy access to the water. Chichester is around eight miles away and offers a wider range of shops, restaurants and transport links including a mainline railway station.







Elmstead Gardens, West Wittering, Chichester

Approximate Area = 1788 sq ft / 166.1 sq m

Garage = 331sq ft / 30.7sq m

Total = 2119 sq ft / 196.8 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). © nchecom 2025.
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West Wittering, Chichester

Set within the highly desirable coastal village of West Wittering, this impressive detached residence offers a superb blend of contemporary open plan living and flexible family accommodation, all within easy reach of the beach, local amenities, and the historic city of Chichester.

From the moment you step into the spacious entrance hall, you are met with a sense of light, space, and thoughtful design. A separate **study** offers the ideal home/office, while the generous **sitting room** with its attractive bay window is perfect for relaxing with family or entertaining guests.

At the rear of the property lies the stunning **kitchen/dining room**, stretching over 30ft in length and beautifully appointed with recently installed modern cabinetry, integrated appliances, and a central island. This bright, open-plan space flows effortlessly into the low-maintenance rear garden, creating a seamless connection between indoor and outdoor living. A **utility room**, **cloakroom**, and direct access to the **integral garage** complete the ground floor.

Upstairs, the property boasts **four well-proportioned bedrooms**, including a luxurious **principal suite** complete with fitted wardrobes and an en suite bathroom. The **family bathroom** serves the remaining bedrooms, all of which offer ample space for guests, children, or additional workspace.

The property benefits from a private rear garden, perfect for al fresco dining and summer entertaining. To the front, a driveway provides off-road parking, along with access to the **garage** for secure storage or additional utility space.



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

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.