

Henry Adams
estate agents

1 Southdowns View Stocks Lane, East Wittering

Guide Price **£440,000**









1 Southdowns View Stocks Lane

East Wittering, Chichester

A spacious three-bedroom home with impressive open-plan living close to the beach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three double bedrooms
- Spacious open plan kitchen/dining/sitting room
- Cloakroom
- Two bathrooms
- Close to local amenities and bus route
- Walking distance of the beach
- Off road parking and single garage
- Views to the rear
- No forward chain

Situated in East Wittering and close to Bracklesham Bay, these coastal villages are located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. Bracklesham Bay itself offers a local convenience store/post office and further amenities can be found in East Wittering village centre, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.







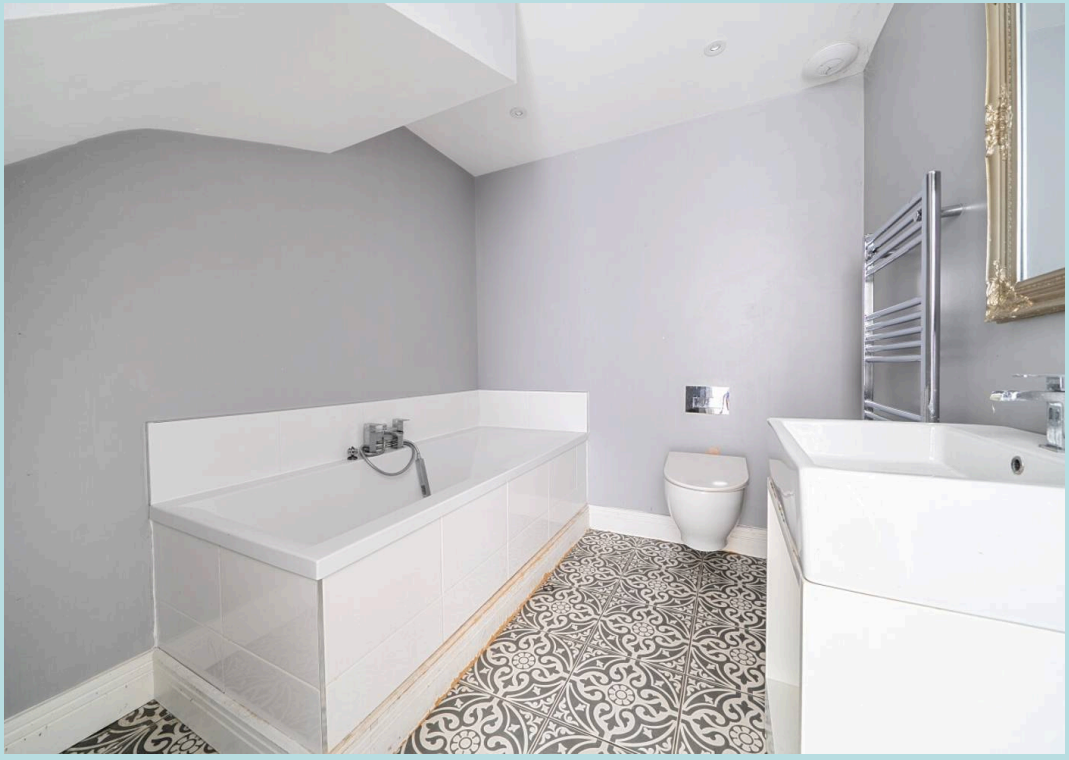
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Approximate Area = 1316 sq ft / 122.2 sq m
Limited Use Area(s) = 73 sq ft / 6.7 sq m
Total = 1389 sq ft / 128.9 sq m
For identification only - Not to scale











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This well-arranged and generously proportioned three-bedroom home offers flexible accommodation set across three floors, ideal for modern family living.

The ground floor is centred around a stunning open-plan kitchen/sitting room. This bright and sociable space provides ample room for cooking, dining, and relaxing, making it the true heart of the home. The kitchen is thoughtfully designed with good worktop space and storage, while a convenient cloakroom and additional storage complete this level.

On the first floor, there are two good-sized bedrooms. Bedroom 2 is particularly spacious, while Bedroom 3 offers a versatile space ideal for a child's room, guest accommodation, or home office. A modern family bathroom serves this floor.

The second floor is dedicated to an impressive principal bedroom suite, creating a wonderful sense of space. This floor also benefits from its own bathroom, providing privacy and convenience. Some areas feature restricted head height, adding character to the room.

With approximately 1,316 sq ft of internal accommodation (plus additional limited-use space), this home provides excellent flexibility and well-balanced living areas throughout.

Externally, there is a parking space to the front and a single garage to the rear.

Offered with no forward chain.

This property presents a fantastic opportunity for buyers seeking a spacious and adaptable home with a contemporary layout.



Henry Adams - East Wittering

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