

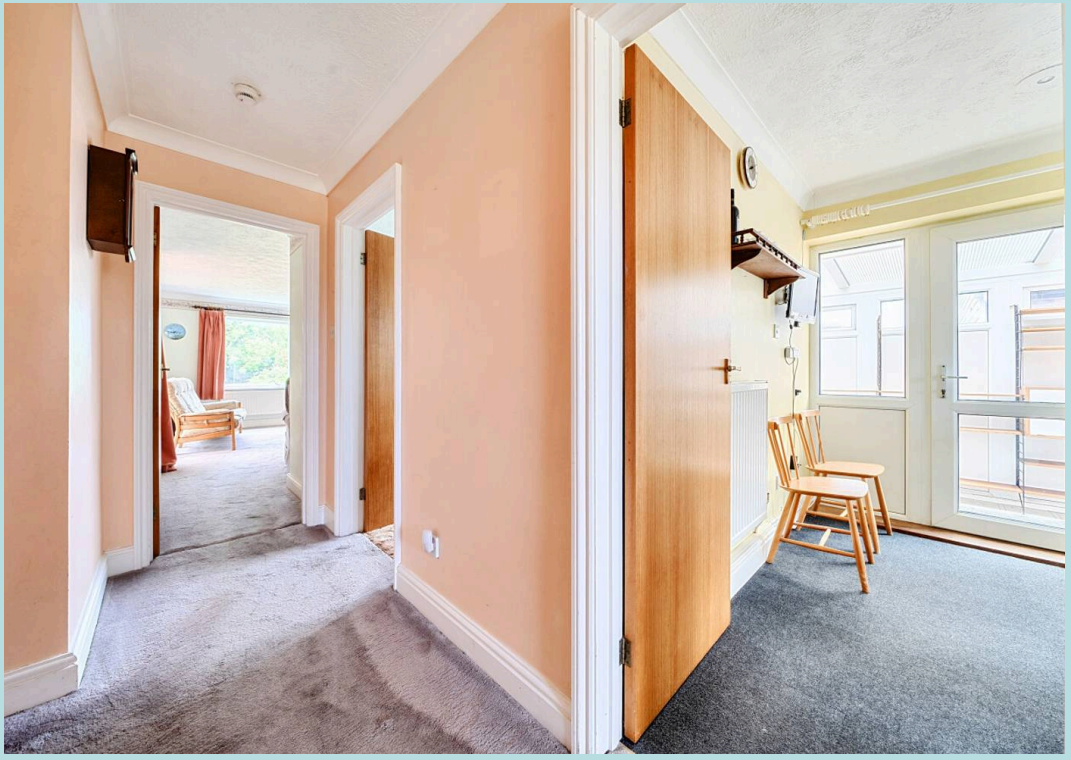
Henry Adams
estate agents

# Acadia Owers Way, West Wittering

Guide Price **£580,000**


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# Acadia Owers Way

## West Wittering, Chichester

The property would benefit from a programme of modernisation and updating throughout, presenting an excellent opportunity for purchasers to personalise and enhance the accommodation to their own tastes and requirements.
Approached via a long driveway and set back from the road, the bungalow is detached and deceptively spacious. The layout offers flexible accommodation throughout, ideal for family living or those seeking single-level convenience with additional reception space.

On entering the property, you are welcomed into a central hallway which provides access to all principal rooms.

To the rear of the property is a generously sized sitting room, featuring ample space for multiple seating arrangements and a comfortable everyday living environment. This room enjoys good natural light and acts as a central hub of the home.

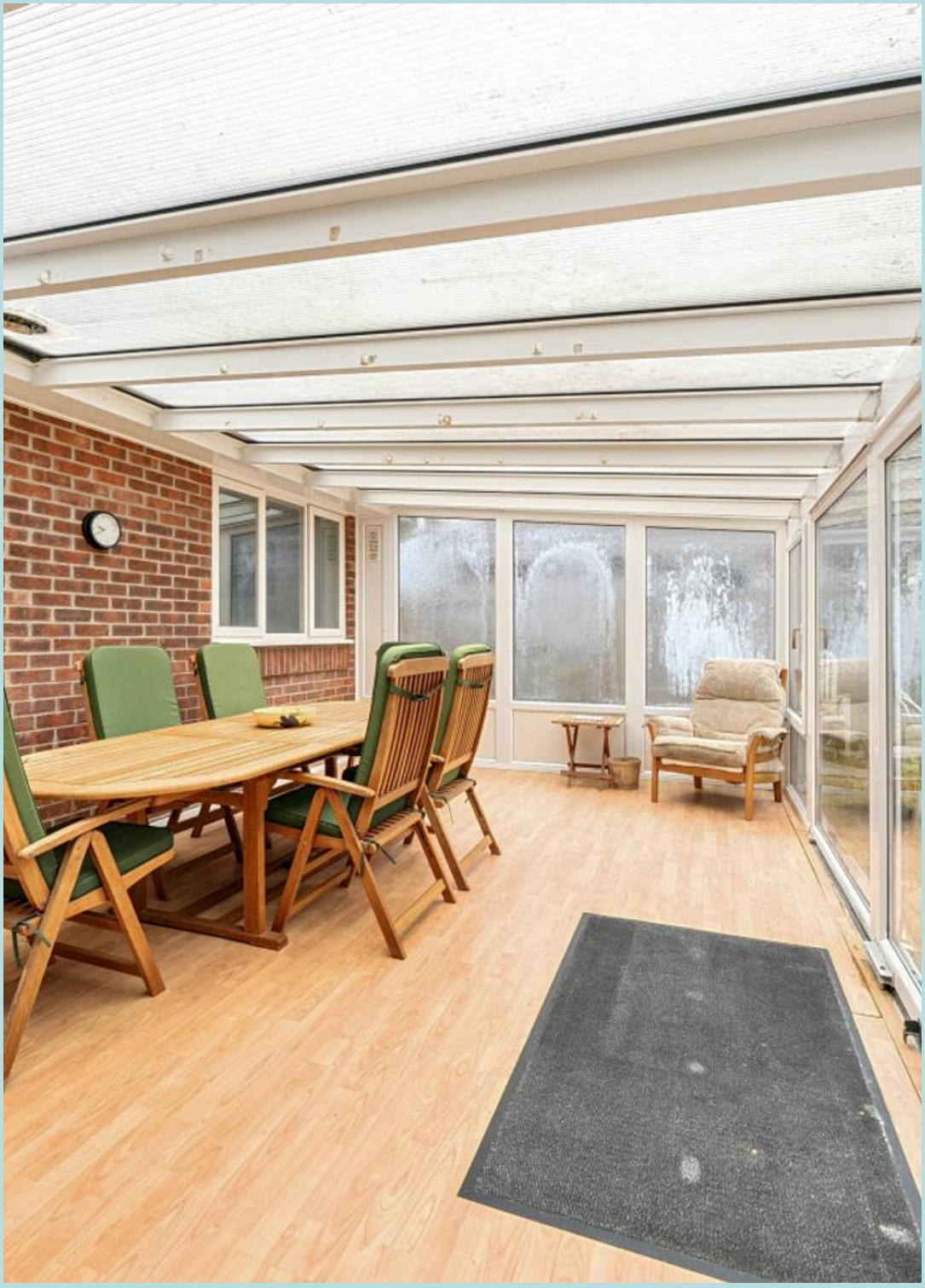
The kitchen is well positioned and fitted with a range of units providing good storage and preparation space. It also benefits from direct access to the side of the property and connects conveniently to a useful lean-to area, ideal for additional storage, utilities, or garden access.

There is a large conservatory, located off the main living area, which is a bright and airy space providing a second reception room, perfect as a dining area, family room, or relaxing garden room, with views across the rear outdoor space.

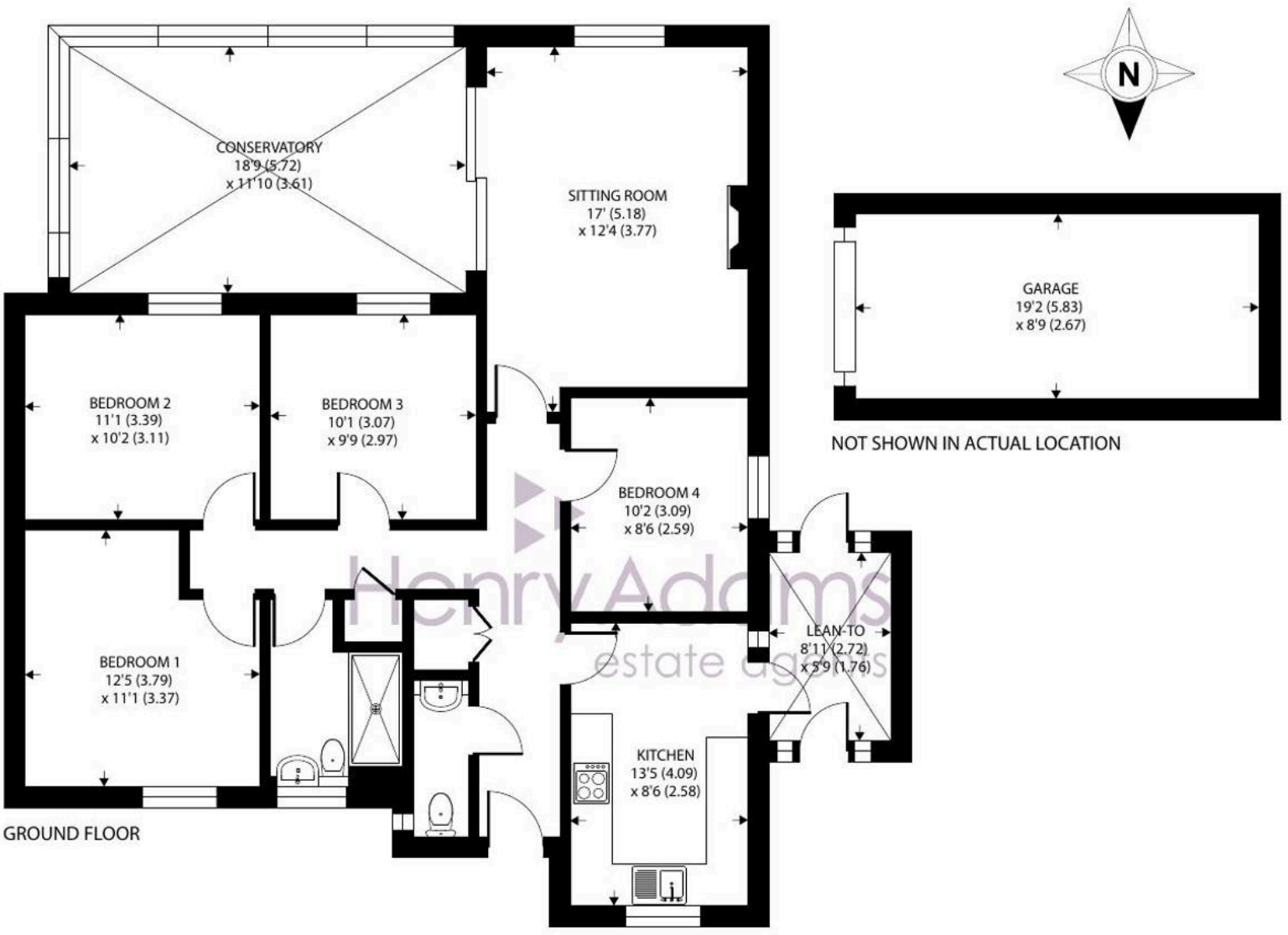
The property offers four well-proportioned bedrooms arranged to provide privacy and versatility. The bedrooms can comfortably accommodate family members, guests, or be used as home office spaces depending on individual needs.

The accommodation is completed by a family shower room and a cloakroom, both conveniently positioned off the central hallway to serve all bedrooms and living areas.

Externally, the property enjoys a private rear garden with side access, offering a peaceful outdoor setting. There is a driveway providing off-street parking, along with a detached garage (power connected) offering further parking or storage options.








Approximate Area = 1237 sq ft / 114.9 sq m (excludes garage and lean-to)

For identification only - Not to scale











# Acadia Owers Way

## West Wittering, Chichester

A good-sized bungalow in a sought-after location close to the beach offered with no forward chain.
EPC: D

Council Tax band: E

- Detached bungalow with spacious accommodation
- Requires modernisation with great potential
- Bright and spacious sitting room
- Kitchen with useful lean-to/utility space
- Large conservatory overlooking garden
- Four well-proportioned bedrooms
- Shower room and cloakroom
- Private rear garden
- Driveway parking and detached garage
- No forward chain

Owers Way is located within the parish boundary of West Wittering and close to the ever-popular coastal village of East Wittering. West Wittering is famed for its beautiful sandy beach, coastal walks, and opportunities for sailing and water sports. The area is a popular destination for both holidaymakers and year-round residents. Just a short stroll or cycle away, East Wittering village offers a great range of day-to-day amenities including a health centre, butcher, greengrocer, bakery, cafés and restaurants. There's also a well-regarded primary school and a strong community feel. Chichester is within easy reach by car or bus, offering a wider selection of shops, cultural attractions, and a mainline station with services to London. The surrounding countryside and coastline offer excellent opportunities for walking, cycling, and exploring the outdoors.



# 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.