

ELMS WAY | WEST WITTERING | PO20 8LS

Sims Williams

8 ELMS WAY, WEST WITTERING, PO20 8LS

GUIDE PRICE £999,950 FREEHOLD

- Superb Detached house
- Private Road
- 2 Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Utility & Cloakroom
- 4 Bedrooms & 2 Bath/Shower Rooms
- Double Garage & Parking
- Delightful Mature Gardens







Occupying an enviable position within a PEACEFUL PRIVATE ROAD in the highly desirable COASTAL VILLAGE of WEST WITTERING, this exceptional FOUR-BEDROOM FAMILY HOME enjoys a wonderfully tranquil setting, less than a mile from the BEACH. Offering generous and versatile accommodation extending to approximately 2,074 sq ft, including the GARAGE, the property combines spacious family living with the considerable lifestyle appeal of this sought-after coastal location.

The ground floor is thoughtfully arranged, with a welcoming SITTING ROOM leading through to a CONSERVATORY at the rear, creating a lovely connection with the GARDENS and an additional space in which to relax and unwind. The KITCHEN forms the heart of the home, providing a natural focal point for everyday family life, with a separate UTILITY ROOM adding practicality. A formal DINING ROOM offers an ideal setting for entertaining, while a CLOAKROOM completes the ground-floor accommodation.

To the first floor, the PRINCIPAL BEDROOM benefits from its own EN SUITE SHOWER ROOM, with THREE FURTHER WELL-PROPORTIONED BEDROOMS served by a FAMILY BATHROOM. The overall arrangement provides excellent flexibility for FAMILY LIVING, VISITING GUESTS or those requiring additional space to WORK FROM HOME.

Outside, the property is complemented by a DOUBLE GARAGE and delightful MATURE GARDENS, offering an attractive and established setting with plenty of space to enjoy the outdoors. The peaceful private road position further enhances the sense of privacy and seclusion.

WEST WITTERING is one of the area's most coveted COASTAL VILLAGES, renowned for its beautiful sandy BEACH, SAILING opportunities and RELAXED SEASIDE ATMOSPHERE. The village itself offers a useful LOCAL STORE and BUS SERVICES connecting with CHICHESTER and surrounding districts, while the nearby COASTLINE and open COUNTRYSIDE provide an enviable choice of OUTDOOR PURSUITS. CHICHESTER CITY CENTRE is also within convenient reach.

Combining substantial accommodation, a peaceful and exclusive setting and the rare privilege of living so close to the beautiful WEST WITTERING COASTLINE, this is a particularly appealing opportunity to acquire an outstanding FAMILY HOME in a truly DESIRABLE LOCATION.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.















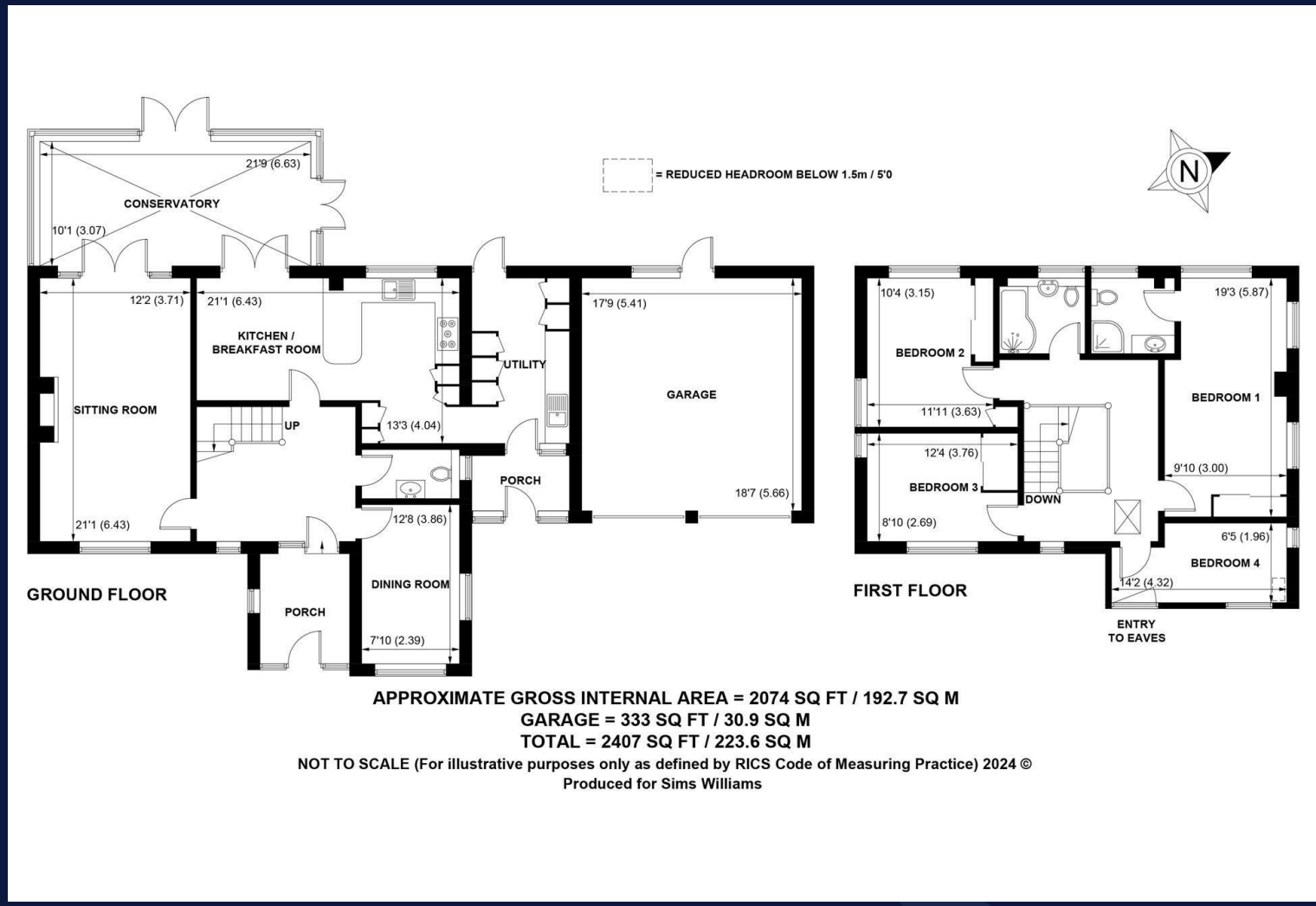




EPC Band - Current - D Potential - B

Council Tax Band F

Proceed south out of Chichester on the A286. Continue for about 6 miles and at the roundabout in Birdham take the second exit onto the B2179. After a further 3 miles, on entering West Wittering village take the turning on the left into Elms Lane. Turn left into Meadow Lane and then left again into Elms Way.



APPROXIMATE GROSS INTERNAL AREA = 2074 SQ FT / 192.7 SQ M
GARAGE = 333 SQ FT / 30.9 SQ M
TOTAL = 2407 SQ FT / 223.6 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8-9 Southgate
Chichester, PO19 1ES
01243 787868
WWW.SIMSWILLIAMS.CO.UK