





# Brick Rose House Pound Road

West Wittering, Chichester

A three to four bedroom townhouse close to West Wittering beach and the village centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- NO FORWARD CHAIN
- Bright open-plan kitchen, dining and living area with access into the garden
- South facing garden
- Desirable private road
- Sought-after coastal location with bright, well-presented accommodation throughout
- Beautiful flint and brick-built home with characterful elevations
- Approximately less than a 10-minute walk to the renowned West Wittering Beach

Located in the desirable coastal village of West Wittering, some 7 miles southwest of Chichester and voted among the top 10 coastal locations in the Sunday Times. The village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and there is an infant/junior school, cricket and football clubs and several small shops. Further facilities, located at East Wittering village, include doctors' surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance away.







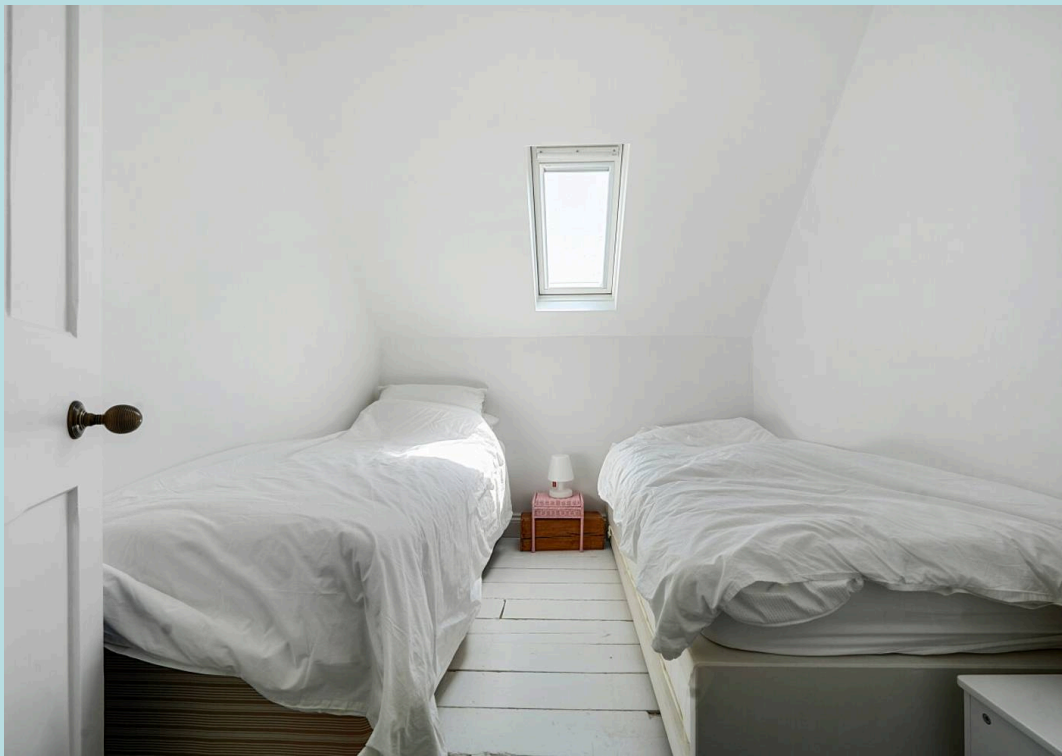
## Brick Rose House, Pound Road, West Wittering, Chichester

Approximate Area = 1295 sq ft / 120.3 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). © nichecom 2026.  
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## Brick Rose House Pound Road

West Wittering, Chichester

Brick Rose House is a beautifully presented three-four-bedroom townhouse offering bright, spacious accommodation arranged over three floors, perfectly positioned on the sought-after road leading to West Wittering Beach. The thick flint-fronted walls provide all year insulation from the elements.

The ground floor features a welcoming entrance with cloakroom, a practical utility room, and a open-plan kitchen, dining and living space featuring a wood burning stove, creating the heart of the home. A door opens directly onto the sunny south-facing rear garden, ideal for entertaining and family living. The garden also benefits from a charming summer house.

The first floor offers a double bedroom, a contemporary family shower room, and an elegant living room that could be utilised as the fourth bedroom, home office or snug if required.

On the second floor are two further well-proportioned bedrooms, a modern bathroom and useful built-in storage, completing the flexible accommodation.

Outside, the property benefits from off-road parking for two vehicles and enjoys an enviable location just a short walk from the award-winning sandy beach at West Wittering. Combining coastal living with spacious, light-filled interiors, Brick Rose House is an ideal permanent residence, holiday home or investment opportunity.



## Henry Adams – East Wittering

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