





Sea Shanty Charlmead

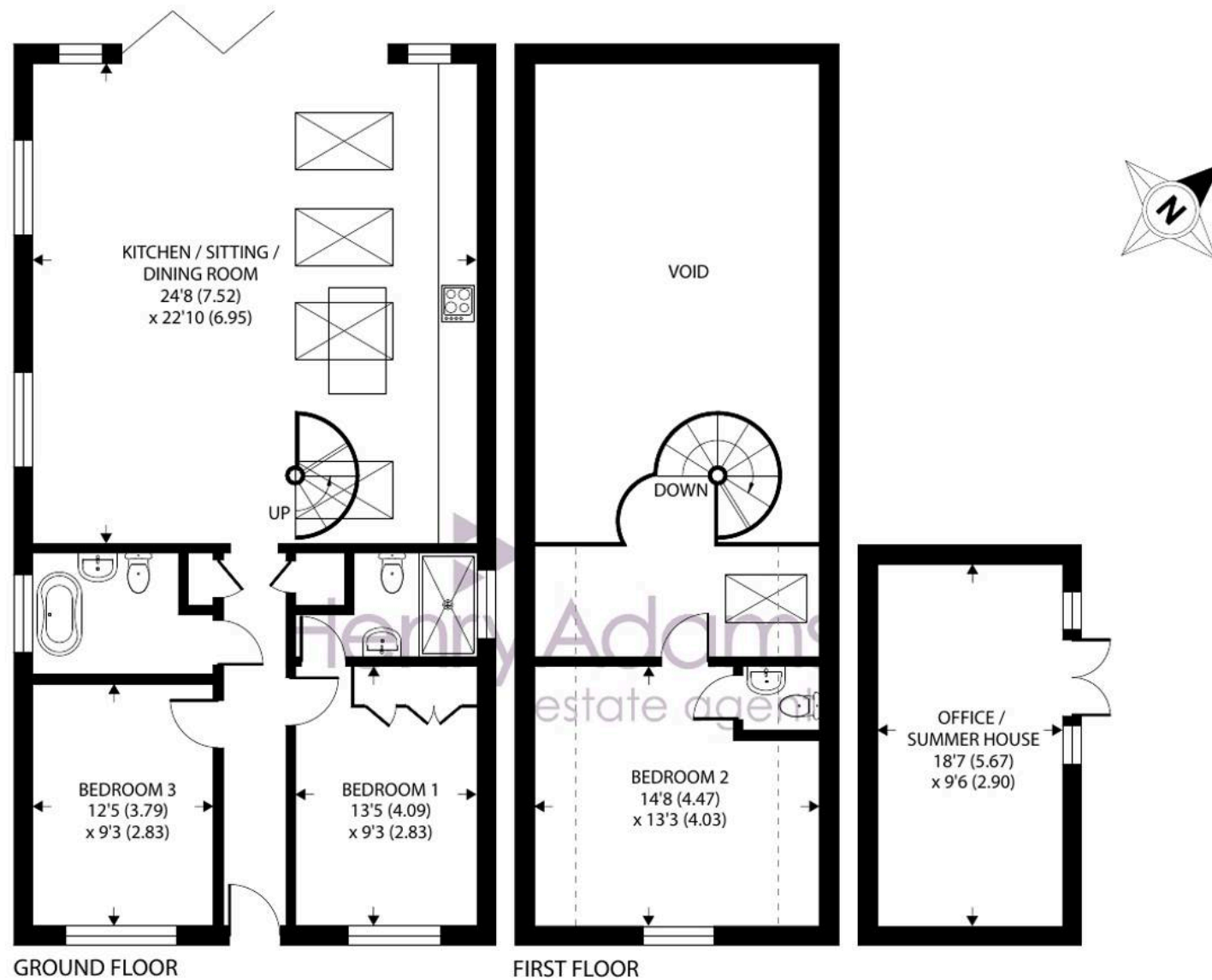
East Wittering, Chichester

Sea Shanty is a well-presented coastal home set in a quiet private cul-de-sac, just a short walk from the beach. The main living space is a generous open-plan kitchen, dining and sitting room extending over 24 ft, with a log burning stove as a focal point and doors opening onto the west-facing deck and garden. It is a bright, practical space that works well for both day to day living and entertaining. On the ground floor there are two good size double bedrooms. The principal bedroom has built-in storage and a modern en-suite shower room, while the family bathroom is finished with tongue and groove panelling, giving a clean coastal feel.

A spiral staircase leads to the first floor, where there is a further spacious double bedroom with its own en-suite cloakroom, overlooking the double-height living area below. The house has a simple, relaxed style throughout and benefits from underfloor heating. Outside, the west-facing garden enjoys afternoon and evening sun, and there is a separate cabin with power, ideal for working from home or additional space as needed. To the front, there is parking for several vehicles.







Approximate Area = 1260 sq ft / 117 sq m (excludes void)

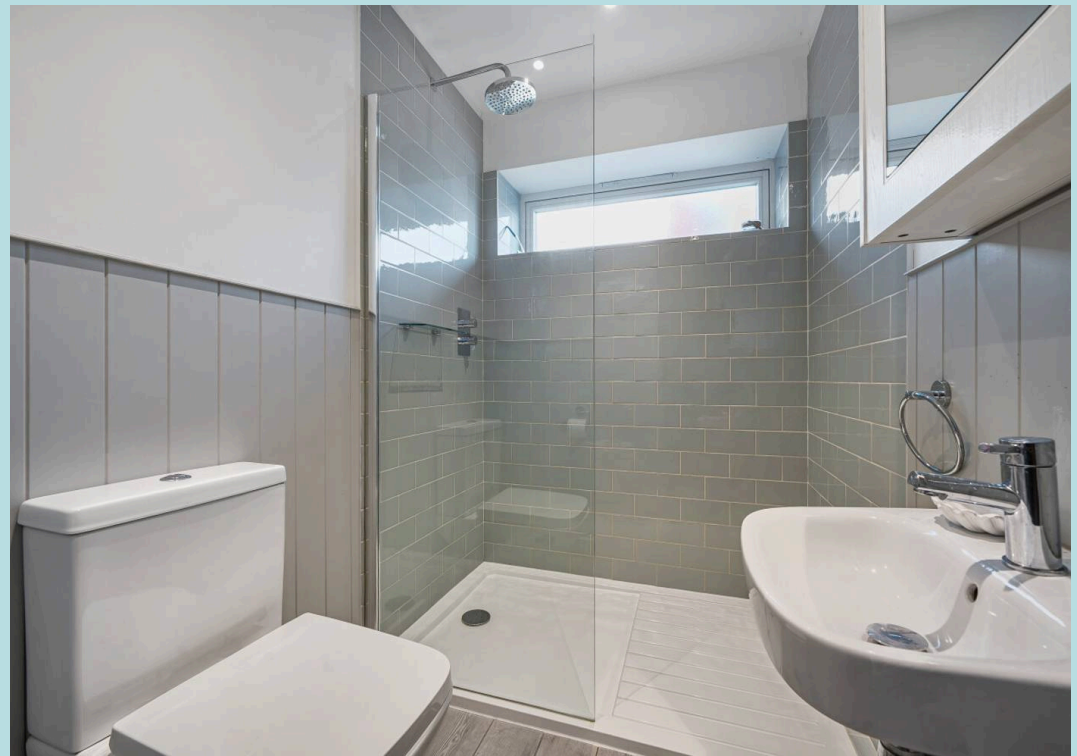
Limited Use Area(s) = 83 sq ft / 7.7 sq m

Outbuilding = 177 sq ft / 16.4 sq m

Total = 1520 sq ft / 141.1 sq m

For identification only - Not to scale







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A three-bedroom contemporary coastal home just moments from the beach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well-presented detached home in a private cul-de-sac
- Short walk to the beach
- Open-plan kitchen, dining/sitting room
- Log-burning stove and double-height living area
- Three bedrooms
- En Suite shower room
- West facing rear garden
- Garden cabin with power connected
- No forward chain

Situated within walking distance from the beach, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kite surfers and Windsurfers. The village nearby offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.



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.