

Henry Adams
estate agents

# Kemaman Elms Ride, West Wittering

Guide Price **£995,000**









# Kemaman Elms Ride

## West Wittering, Chichester

A four bedroom property situated on a popular private estate in the sought-after coastal village of West Wittering.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SOUGHT-AFTER WEST WITTERING PRIVATE ESTATE
- DOUBLE GARAGE WTIH REAR ACCESS
- LARGE DOUBLE ASPECT LOUNGE WITH WOOD BURNER
- LARGE KITCHEN/DINING ROOM
- UTILITY AND BOOT ROOM
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- SOUTH FACING BALCONY
- EN SUITE SHOWER ROOM
- NO FORWARD CHAIN

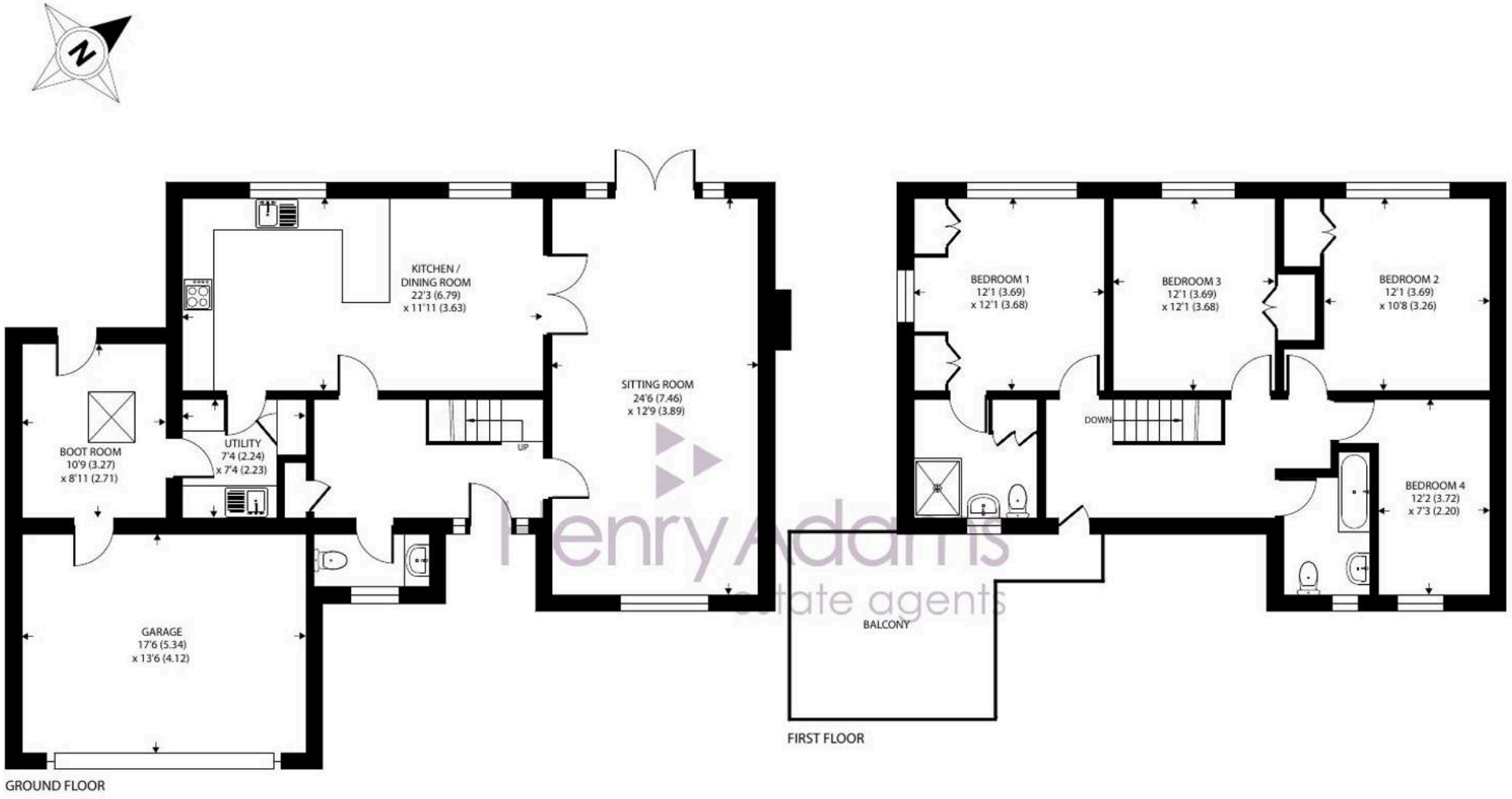
**Location Summary**

Located in West Wittering, this property is well placed to enjoy the village and its coastal surroundings, with West Wittering Beach and the iconic East Head just a short distance away. The village itself offers a selection of local amenities including café, convenience stores, and a pub, while nearby East Wittering and Chichester provide further shopping and dining options. Excellent bus links also provide easy access to Chichester and the surrounding coastal villages.

The stunning West Wittering Beach is just a few minutes' from the property, making it ideal for seaside walks, swimming, surfing, and watersports, or simply relaxing by the coast. Combining coastal charm with everyday convenience, this is a fantastic location for both holidays and year-round enjoyment.








# Kemaman, Elms Ride, West Wittering, Chichester

Approximate Area = 1659 sq ft / 154.1 sq m
Garage = 237 sq ft / 22 sq m
Total = 1896 sq ft / 176.1 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.
Produced for Henry Adams. REF: 1512452











# Kemaman Elms Ride

## West Wittering, Chichester

Henry Adams is delighted to present Kemaman; a well-presented and generously proportioned four-bedroom detached home, situated on a quiet private estate in the coastal village of West Wittering.

Kemaman offers excellent and versatile living accommodation over two floors. On the ground floor, there is a welcoming entrance hall leading to a spacious sitting room with a wood burning fire place over looking the garden, a good-sized modern kitchen/dining room also over looking the back garden, a separate utility room, and a boot room. To complete the ground floor there is a cloakroom and an integral garage.

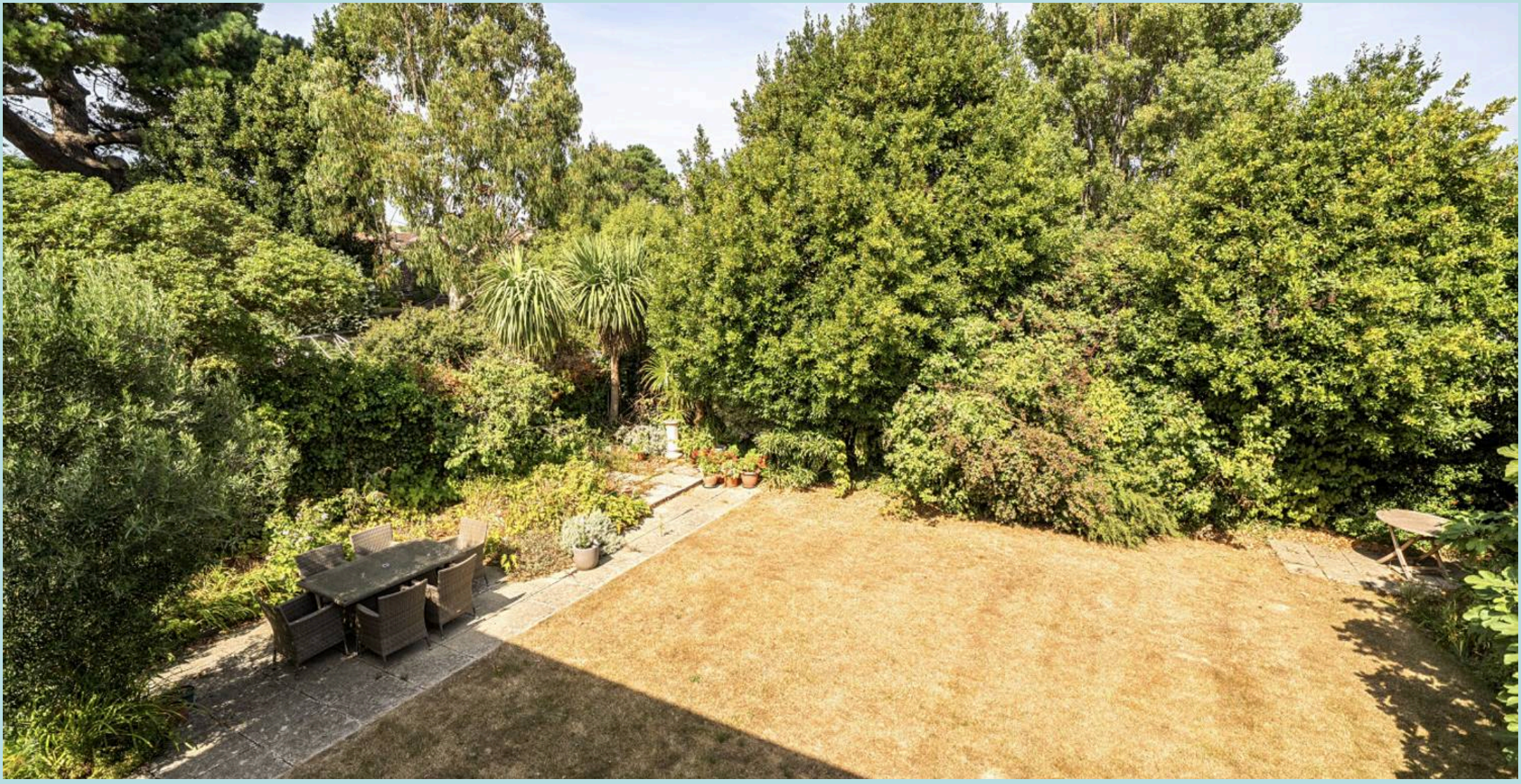
The first floor provides four good-sized bedrooms, including a principal bedroom with en suite shower room, together with family bathroom. Potential use of the balcony to the front.

Kemaman has a double garage with storage and electric opening, triple glazed windows throughout, solar panels, large boarded loft, and a private driveway with space for multiple vehicles.

The property combines generous living accommodation with practical features, including ample storage, an integral garage and well-proportioned bedrooms. The location in West Wittering provides easy access to the beautiful local coastline, village amenities and the wider attractions of the Chichester area.

An internal inspection is highly recommended to fully appreciate the space and versatility this attractive home has to offer.

No forward chain.




# 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.