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Residential Sales & Lettings



**Luffing, 2 Owers Way, West Wittering, PO20 8HA**

# Luffing, 2 Owers Way PO20 8HA

Guide Price £825,000

Situated in a peaceful cul-de-sac, this contemporary detached bungalow offers a thoughtfully designed and flexible layout, extending to approximately 1,552 sq ft. The property has been recently modernised throughout and is beautifully presented, offering a stylish and low-maintenance home that is ready to move into.

At the heart of the property is a bright and inviting open-plan kitchen and dining room, designed for both everyday living and entertaining. Bi-fold doors open directly onto the garden, allowing for a seamless connection between indoor and outdoor spaces, while a wood-burning stove adds warmth and character. The kitchen is fitted with sleek units, stone work surfaces, and a charming butler sink, along with a full range of integrated appliances, including an oven, hob, dishwasher and fridge freezer. A useful utility room sits neatly off the kitchen, providing additional storage and workspace and helping to keep day-to-day household tasks organised and out of sight.

The dual aspect sitting room provides a light-filled and comfortable retreat, with windows on two sides that create an airy and welcoming atmosphere.

The accommodation is both versatile and well-proportioned, offering two principal bedrooms and a third flexible room on the ground floor — ideal for use as a guest bedroom, study or snug. The master bedroom benefits from a contemporary en-suite shower room and is enhanced by a range of fitted bedroom furniture offering excellent built-in storage. The second bedroom is served by a stylish family bathroom, and a separate W.C is positioned off the hallway for added practicality.



The garden has been designed with ease of maintenance in mind, offering a tidy, private outdoor space perfect for relaxing or entertaining without the demands of constant upkeep. At the end of the garden, a well-insulated garden room is currently arranged as a home office — an ideal space for remote working, creative projects, or quiet relaxation.

This attractive and contemporary chalet bungalow offers a rare combination of modern style, practical space and a desirable cul-de-sac location — making it a flexible and appealing choice for a wide range of buyers.

**LOCATION**

East Wittering village centre is within a short and flat walk and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west and is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.

**Tenure** Freehold | **Council Tax** Band E | **EPC** C

**Kitchen/Dining Room** 21'9" (6.63m) x 18'4" (5.59m)

**Utility**

**Lounge** 15'9" (4.8m) x 11'9" (3.58m)

**Bedroom 3** 9'3" (2.82m) x 6'1" (1.85m)

**Bedroom 1** 15'8" (4.78m) x 12'10" (3.91m)

**En Suite**

**Bedroom 2** 13'9" (4.19m) x 12'3" (3.73m)

**Family Bathroom**

**Home Office** 9'7" (2.92m) x 6'10" (2.08m)

**Garage** 16'4" (4.98m) x 8'8" (2.64m)

**Agents Note**

Connected to all mains services, gas heating to radiators.





**Approx. Gross Internal Floor Area 1552 sq. ft / 144.34 sq. m (including Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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