



# Sunflowers, Kimbridge Road, East Wittering, PO20 8PE

Guide Price **£675,000**

This incredibly flexible and spacious 4/5 bedroom detached chalet style property, located in the desirable area of East Wittering, offers an ideal blend of comfortable living and versatility and is within 250m of the Beach.

The property features a large open plan sitting/dining room, which is perfect for family living and entertaining. Expansive bi-folding doors open onto a south facing patio, creating a seamless connection between the indoors and the fully enclosed rear garden. A cosy log burner enhances the room, adding a touch of warmth and character. The sitting/dining room is generous enough to accommodate multiple sofas, a dining table, and additional furnishings, making it a truly adaptable space for various needs.

The kitchen, positioned adjacent to the sitting room, offers fantastic potential for expansion and includes the free standing cooker and under counter Neff fridge. With some foresight, the dividing wall between the two rooms could be knocked through to create an even larger, open plan living area. A small utility area off the kitchen provides additional convenience for everyday tasks.

Downstairs, there are two additional spacious rooms, one currently used as a bedroom and the other as a study. These spaces are perfect for flexible use, whether as guest rooms, home offices, or additional living areas. A family bathroom completes the ground floor accommodation. Upstairs, you'll find three further well sized bedrooms and a separate WC providing essential first floor facilities.

The rear garden is mainly laid to lawn, with a patio area for outdoor dining and relaxation as well as a manual awning covering the area to add a little shade on those sunny days. Its southerly aspect ensures it enjoys plenty of sunlight throughout the day. To the front of the property, there is parking and a garage, providing ample off road space and storage. This property offers endless possibilities, with the potential to adapt and personalise the space to suit a variety of lifestyles.



## LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

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

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

## Porch

**Sitting Room** 19'10" (6.05m) x 19'8" (5.99m)

**Kitchen** 17'0" (5.18m) x 7'10" (2.39m)

**Bedroom** 5 12'10" (3.91m) x 8'4" (2.54m)

**Bedroom 1/Study** 12'7" (3.84m) x 11'10" (3.61m)

## Bathroom

**Dressing Room** 10'5" (3.18m) x 7'0" (2.13m)

**Bedroom 2** 15'1" (4.6m) x 15'0" (4.57m)

**Bedroom 3** 10'11" (3.33m) x 8'4" (2.54m)

**Bedroom 4** 8'7" (2.62m) x 7'5" (2.26m)

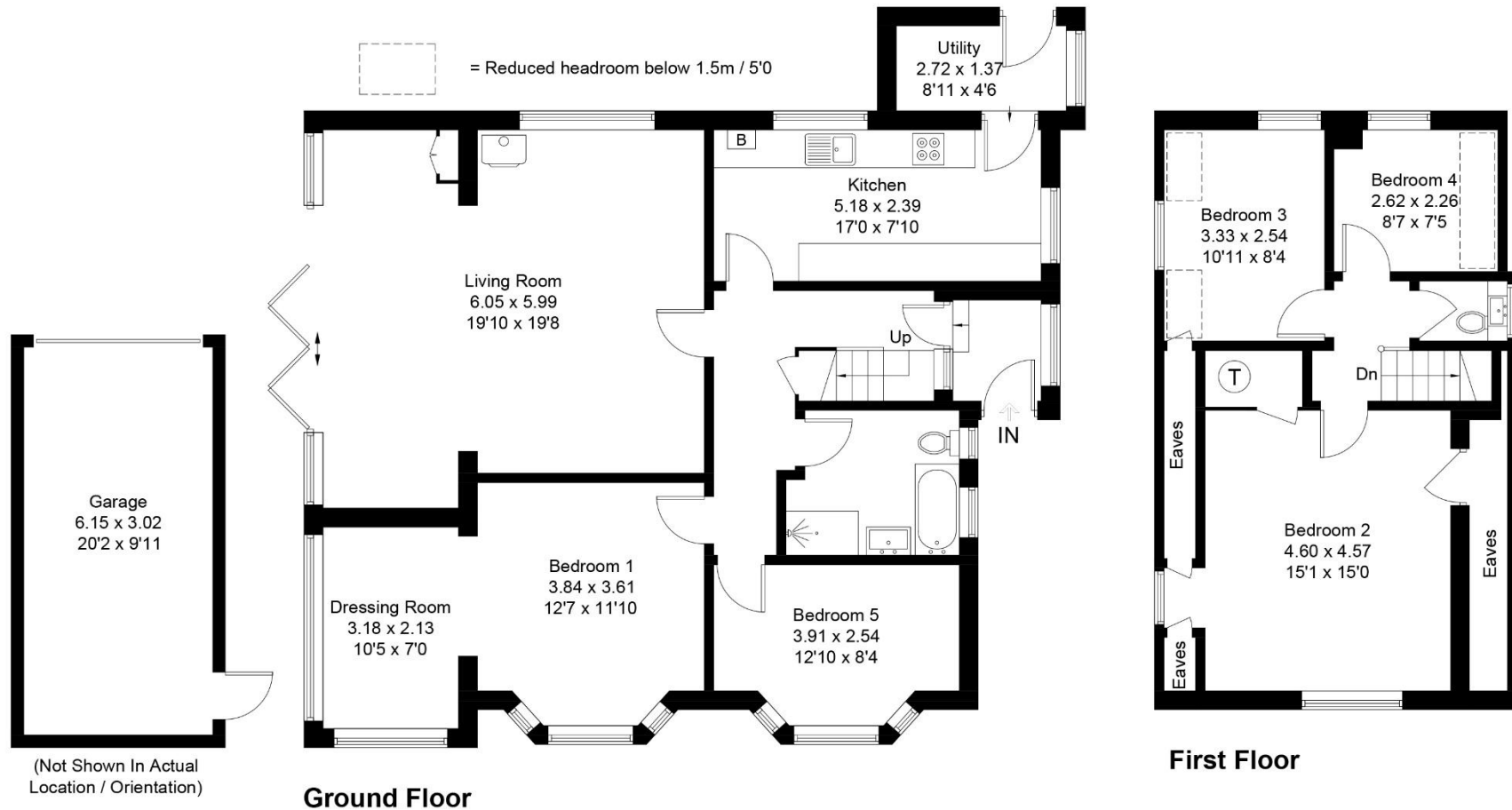
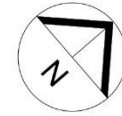
**Garage** 20'2" (6.15m) x 9'11" (3.02m)





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Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft (Excluding Eaves)  
 Garage = 18.4 sq m / 198 sq ft  
 Total = 163.4 sq m / 1759 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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