



Astons
of Sussex
Residential Sales & Lettings



9 Elms Way, West Wittering, PO20 8LS

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Guide Price £1,250,000

Tenure Freehold | Council Tax Band F | EPC C

Situated in the heart of the ever desirable coastal village of West Wittering, this beautifully presented detached home offers space, versatility, and a superb lifestyle opportunity, all just moments from the stunning sandy beaches and scenic coastal walks for which the area is renowned. Priced at £1,250,000, this impressive property occupies a generous corner plot on a private road, providing both peace and privacy while being ideally located for modern family living.

The ground floor boasts a thoughtfully designed layout, perfect for both everyday living and entertaining. At the heart of the home is a superb kitchen-dining room, featuring a full range of integrated appliances, including a Miele induction hob and three ovens, one of which being a steam oven. Elegant quartz work surfaces and a central breakfast bar/island complement the space, and there's plenty of room for a large dining table, making it an ideal hub for family meals and social occasions. A convenient boot room, accessed through the utility room, provides internal access to the double garage/workshop, offering seamless movement between spaces.

The garden room flows effortlessly from the kitchen, featuring a skylight window and French doors that open directly onto the garden patio - seamlessly connecting indoor comfort with outdoor living. Practicality is also well considered, with a separate utility room and a ground floor W.C., ensuring convenience for both family and guests.

The welcoming sitting room enjoys a dual aspect, allowing natural light to fill the space, and a charming log burner adds warmth and character. Access to the garden via another set of French Doors is also offered.



Upstairs, the property boasts four generously sized bedrooms, all featuring fitted wardrobes to maximise storage. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom, designed with both comfort and practicality in mind.

A standout feature of this property is its beautifully maintained, mature gardens and grounds. Accessed through a five bar timber gate, the property boasts an extensive driveway offering ample parking for several vehicles, motorhome and/or boat. Set well back within its grounds, the house enjoys a large expanse of lawn to the side, which leads to the rear garden. The beautifully landscaped rear garden is private and peaceful, with borders predominantly filled with a mix of hedges, trees, flower beds, and shrubs. Facing south, the garden benefits from plenty of sunlight, with a delightful paved sun terrace ideal for relaxing. Additionally, there is a sheltered paved terrace with a mainly west facing aspect, perfect for enjoying evening sun. A timber shed provides useful outdoor storage, and a door leads into the workshop area of the large garage, which has space for four vehicles and features an electric controlled up-and-over door. The rear garden offers a truly secluded, private sanctuary, with both south and west-facing aspects.

Sitting Room 21'11" (6.68m) x 12'3" (3.73m)

Kitchen/Dining Room 25'1" (7.65m) x 14'6" (4.42m)

Garden Room 14'6" (4.42m) x 13'8" (4.17m)

Boot Room 13'7" (4.14m) x 6'10" (2.08m)

Bedroom 1 17'8" (5.38m) x 10'1" (3.07m)

Bedroom 2 14'8" (4.47m) x 9'5" (2.87m)

Bedroom 3 14'8" (4.47m) x 9'2" (2.79m)

Bedroom 4 14'7" (4.45m) x 8'0" (2.44m)

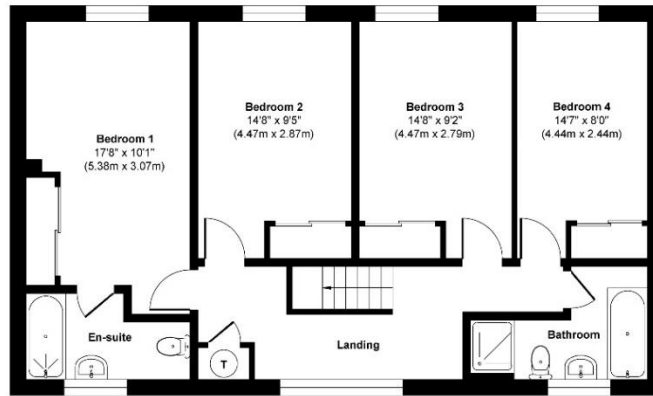
Double Garage/Workshop 30'8" (9.35m) x 17'4" (5.28m)

Agents Note

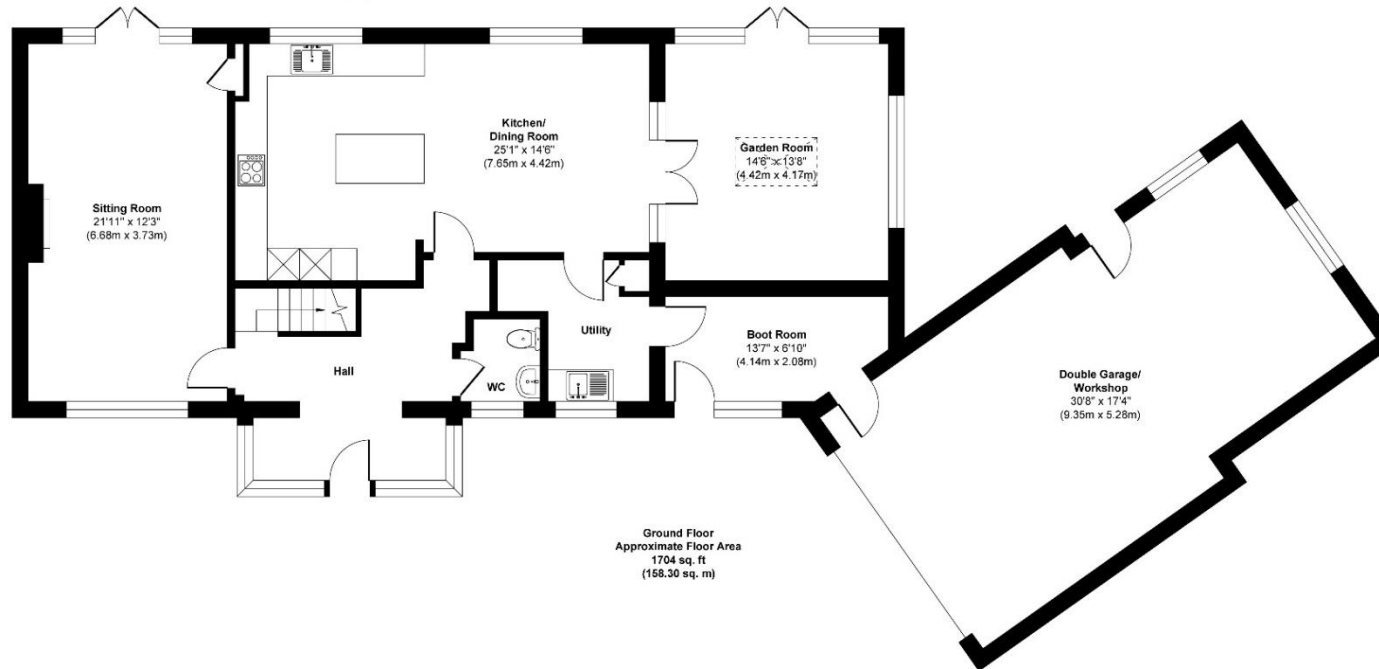
The residents of Elms Way contribute £150 per annum for the maintenance of the private road.

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





First Floor
Approximate Floor Area
835 sq. ft
(77.60 sq. m)



Ground Floor
Approximate Floor Area
1704 sq. ft
(158.30 sq. m)

Approx. Gross Internal Floor Area 2539 sq. ft / 235.90 sq. m (Including Garage/Workshop)

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

Produced by Elements Property



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