



Astons
of Sussex
Residential Sales & Lettings



23 Malthouse Cottages, West Wittering, PO20 8QJ

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Guide Price £445,000

Located in the highly sought-after village of West Wittering, this extended semi-detached home offers spacious and versatile accommodation arranged over two floors. Offered for sale with no onward chain, the property is well-presented throughout, although some minor cosmetic upgrades may be desirable to suit individual tastes.

The house is set back from the road and approached via a front path leading to the entrance. Once inside, you are welcomed into a hall, where stairs rise to the first floor. Off the hall, there is access to the ground floor bathroom, a spacious front-facing sitting room, and through to the kitchen beyond.

The sitting room is a generous, light-filled space with a large front window and a homely feel — ideal for family relaxation or entertaining. From here, a door leads into the kitchen, which is fitted with a range of units and provides ample storage and workspace. There is also plenty of potential to update or open up the space further.

The property benefits from a thoughtfully designed rear extension, which adds valuable extra accommodation. From the kitchen, you continue through to the extended kitchen area, which then leads to a ground floor double bedroom with en suite shower room, and a bright and welcoming garden room that opens directly onto the rear garden. This versatile area is ideal for guests, older family members, or those working from home.

Upstairs, there are three well-proportioned bedrooms, all offering natural light and a pleasant outlook. With the main bathroom located on the ground floor, this layout offers practical flexibility for families or those with accessibility needs.



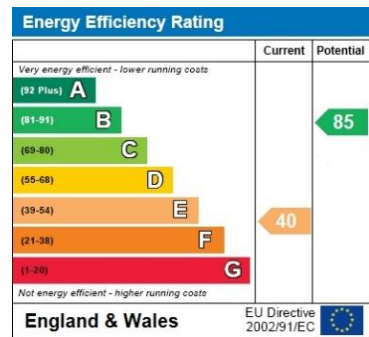
Outside, the rear garden is a real highlight — long and established, with plenty of space for outdoor dining, children to play, or gardening. With its size and privacy, the garden also offers excellent potential for landscaping or the addition of a garden studio or summerhouse (subject to consents).

The property is currently heated via electric heating, although gas is available in the road, should a buyer wish to convert to a gas central heating system in future. On-street parking is available to the front of the house.

With its desirable coastal location, flexible accommodation, and generous garden, this is a property with much to offer. Whether you're looking for a family home, multi-generational living, or a coastal retreat, this spacious four-bedroom house could be the perfect fit.

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

Connected to mains water, electricity & drainage. Electric heating & on-street parking.





Approx. Gross Internal Floor Area 1161 sq. ft / 107.94 sq. m

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

Produced by Elements Property

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