



Astons
of Sussex
Residential Sales & Lettings



Acadia, Owers Way, West Wittering, PO20 8HA

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Guide Price £695,000

Tucked away on the quiet and desirable Owers Way in West Wittering, this spacious detached bungalow presents an exciting opportunity for those seeking a home with potential in a highly regarded location. Situated on a small private development of only two bungalows, the property enjoys a sense of privacy and exclusivity while still being within easy reach of the village, local amenities, and the renowned West Wittering beach.

Offering four bedrooms, a sitting room, conservatory, fitted kitchen, and generous garden, the bungalow provides flexible accommodation ideally suited to families, downsizers, or those wishing to create a coastal retreat. Whilst the property is now in need of modernisation, it represents a rare chance to acquire a home in this sought-after area and to design and upgrade it to suit your own taste and lifestyle.

The internal layout is practical and well-proportioned. To the rear, the sitting room is a welcoming space with direct access into the conservatory, allowing natural light to flow in while offering views of the garden beyond. The kitchen is fitted with a range of units and provides a functional workspace with scope for improvement. Off the kitchen is a useful store room with external doors to both the front and rear, providing particularly convenient access for day-to-day living.

There are four bedrooms served by a family bathroom and an additional cloakroom. A practical feature is the double-width storage cupboard in the hallway, providing ample space for coats, shoes, or household items.



Outside, the bungalow is set within a wonderful, south-facing rear garden. Fully enclosed and mainly laid to lawn, the space is both peaceful and private, a true blank canvas for the new owner to enjoy. Its sunny aspect makes it ideal for gardening enthusiasts, outdoor entertaining, or simply relaxing in the warmth of the sun throughout the day. The property is well-equipped with gas central heating, the boiler having been renewed in 2019 and regularly serviced since. To the front, a driveway provides off-road parking and leads to a detached garage with a recently installed new door, ensuring both secure storage and additional parking are well catered for.

The location itself is a significant highlight. Owers Way is a peaceful setting yet conveniently placed for access to both East and West Wittering, with their popular shops, cafes, and highly regarded primary school. The famous sandy beaches of West Wittering are within easy reach, offering one of the South Coast's most cherished natural assets right on your doorstep. For commuters, Chichester lies just a short drive away, providing mainline rail services and an excellent selection of shopping and cultural facilities.

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** D

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



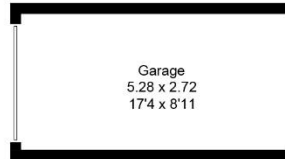
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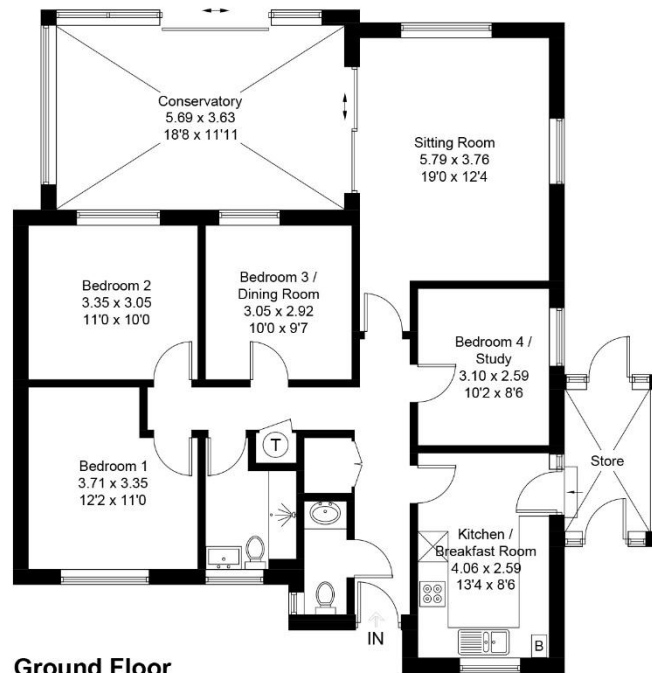
Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 134.7 sq m / 1450 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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