



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**4 Kimbridge House, Kimbridge Road, East Wittering, PO20 8PE**



# 4 Kimbridge House, Kimbridge Road East Wittering, PO20 8PE

Guide Price £220,000

This well presented two bedroom first floor apartment offers bright, well balanced accommodation and would suit a range of buyers including first time purchasers, buy-to-let investors or those looking for a coastal retreat. The property is neatly arranged and benefits from a practical layout, modern fittings and the added convenience of allocated parking.

The heart of the apartment is the open plan sitting room and kitchen, which provides a cosy everyday living space. The sitting area offers ample room for both seating and dining furniture, creating a comfortable environment for relaxing or entertaining. The kitchen has been re-fitted with attractive shaker-style units, complemented by solid wood work surfaces. There is space for a washing machine and fridge freezer, along with good storage and preparation space, making it both functional and visually appealing.

The accommodation continues with two well proportioned bedrooms. The principal bedroom comfortably accommodates a double bed and additional furniture, while the second bedroom is ideal as a guest room, home office or nursery and benefits from a fitted wardrobe, maximising storage without compromising floor space.

The family bathroom is fitted with a modern white suite and is presented in a clean, neutral style. It is well positioned to serve both bedrooms and the main living area.

Further benefits include gas central heating to radiators, powered by a modern boiler, ensuring efficient and reliable heating throughout the apartment. Externally, the property enjoys the advantage of an allocated parking space, a valuable feature for both residents and visitors.





Overall, this apartment represents a low-maintenance home with a sensible layout and modern touches, offering comfortable living with practical features that suit a variety of lifestyles. Early viewing is recommended to fully appreciate the space and convenience on offer.

### LOCATION

This property is ideally situated in the heart of East Wittering, a thriving coastal village popular with both residents and visitors thanks to its lively atmosphere and proximity to the beach. Just a short stroll away, the seafront offers stunning views across the Solent and is a favourite spot for swimming, paddleboarding, and other water sports.

East Wittering provides an excellent range of local amenities including a primary school, GP surgery, dentist, pharmacy, and two mini supermarkets. The village is also home to a fantastic selection of independent shops, cafes, and eateries, giving it a strong sense of community and convenience.

Nearby Bracklesham Bay is just down the coast and offers a more laid-back beach setting, along with The Beach café—formerly the well-known Billy's—perfect for relaxing with a drink while watching the waves.

For a wider choice of shops, restaurants, and cultural attractions, the historic cathedral city of Chichester is just 7 miles away. With its blend of modern retail, fine dining, and beautiful architecture, including the renowned 12th-century cathedral, Chichester makes for an easy day out.

The area is well-served by local bus routes, providing good connections to surrounding towns and villages for those who don't drive.

**Tenure** Share of Freehold | **Council Tax** Band B (£2,085.69)  
**EPC** C

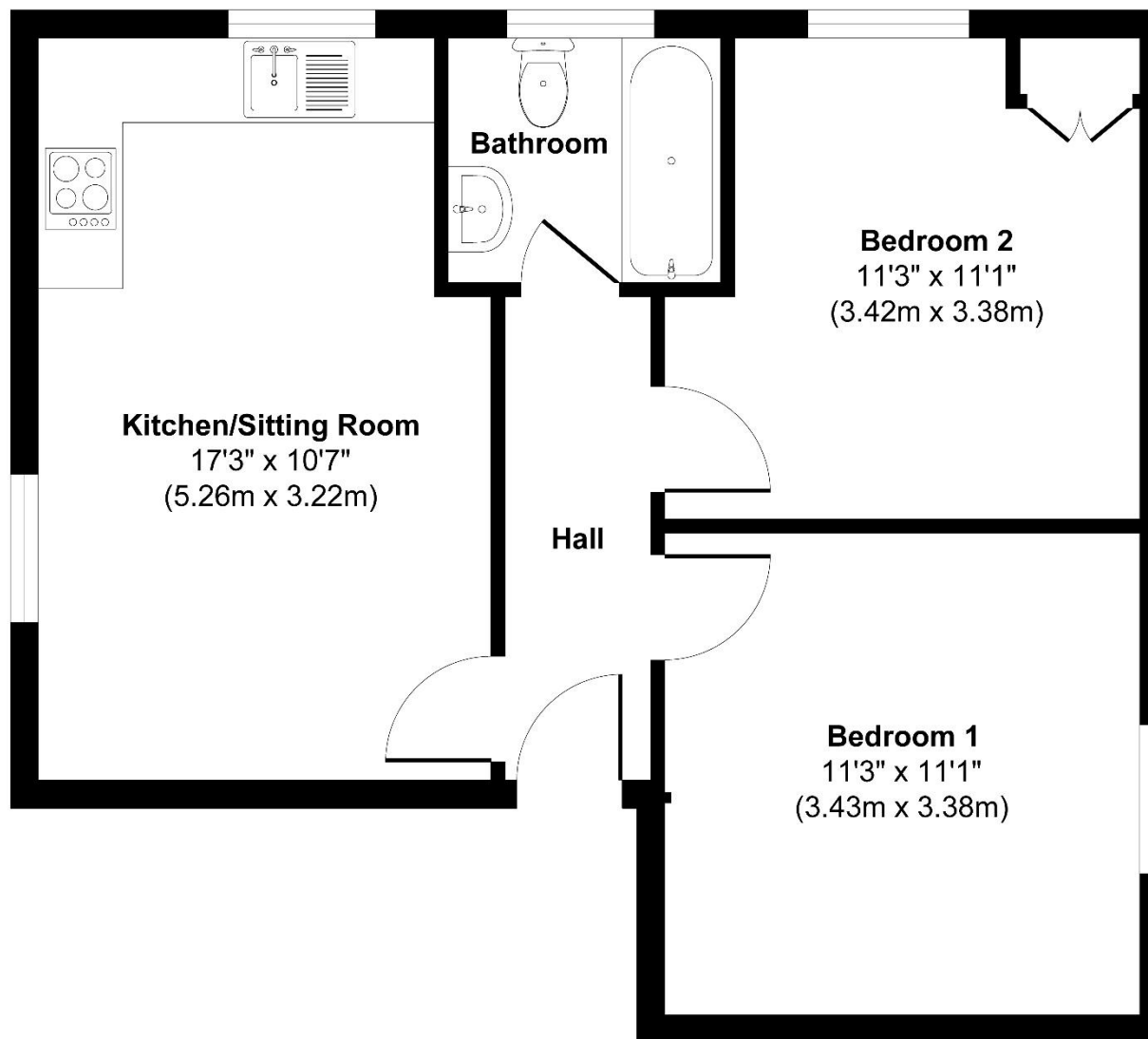
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

### Lease Details

Share of Freehold with approximately 121 years remaining on the lease at the time of writing (Jan 2026)

Service charge of £950 per annum administered by Astons Property Management.





### First Floor

**Approx. Gross Internal Floor Area 505 sq. ft / 46.92 sq. m**

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

Produced by Elements Property



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