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Residential Sales & Lettings



**21 Cakeham Way, West Wittering, PO20 8EQ**

# 21 Cakeham Way, West Wittering PO20 8EQ

Guide Price £485,000

This extended two/three bedroom semi-detached house occupies a peaceful cul-de-sac position in the highly desirable coastal village of West Wittering, offering an enviable lifestyle just moments from one of the South Coast's premier Blue Flag beaches. Renowned for its sweeping golden sands, clear waters, and natural beauty within the Chichester Harbour Area of Outstanding Natural Beauty, the location provides an idyllic blend of relaxed seaside living, scenic coastal walks, watersports opportunities, and a thriving yet unspoilt community feel.

The property has been extended and benefits from a fully permitted one-bedroom self-contained annexe, providing excellent flexibility for multi-generational living, guests, or potential income generation.

Internally, the accommodation flows seamlessly and is presented in good order throughout. A welcoming entrance porch, which could easily serve as a useful home office or study, opens into a central hallway with access to a convenient cloakroom, the principal sitting room, and the heart of the home.

The spacious sitting room offers a comfortable retreat for relaxation, while the impressive open-plan kitchen/dining/sitting room forms the focal point of daily life. This bright and sociable space features a stylish wood-burning stove for cosy evenings, a practical peninsula breakfast bar ideal for informal meals, and an array of integrated appliances including dishwasher, oven, hob & microwave, with ample space for an American-style fridge freezer. French doors open directly to the rear garden, seamlessly blending indoor and outdoor living.



Upstairs, two generous double bedrooms both benefit from fitted wardrobes, providing excellent storage. These are served by a refitted family bathroom with modern fittings. The property enjoys gas central heating via radiators and benefits from off-road driveway parking leading to a detached garage for additional storage or vehicle accommodation.

Outside, the fully enclosed rear garden is mainly laid to lawn for easy maintenance, with a private patio area and attractive pergola perfect for al fresco dining or enjoying the sun. The south-easterly aspect ensures the garden enjoys good natural light throughout the day, creating a tranquil and sheltered outdoor space.

This versatile home combines comfortable family living with the added advantage of the annexe and the exceptional coastal lifestyle that West Wittering offers – an opportunity not to be missed.

### LOCATION

East Wittering village centre is within a short stroll 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 as 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 D | **EPC** D

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



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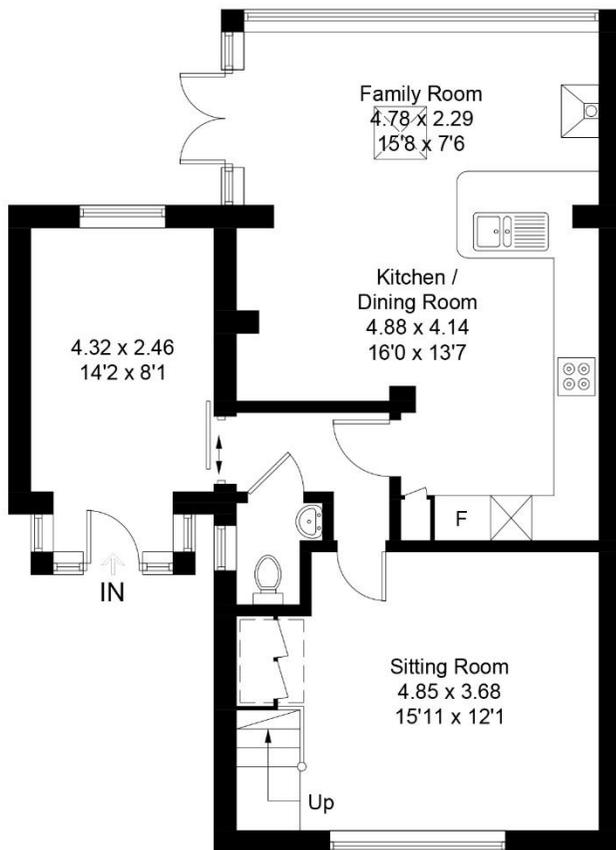
Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

Annex / Summer House = 34.2 sq m / 368 sq ft

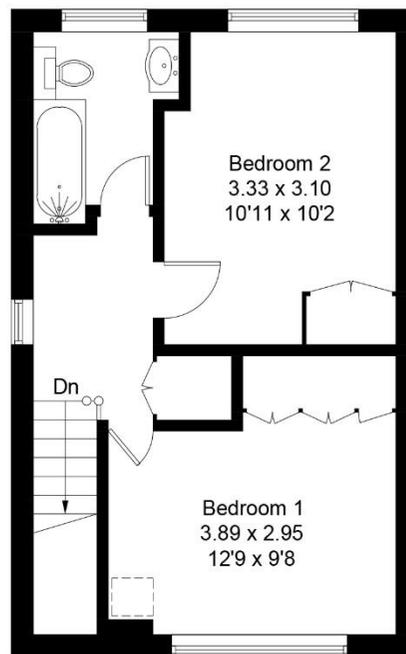
Total = 135.4 sq m / 1457 sq ft



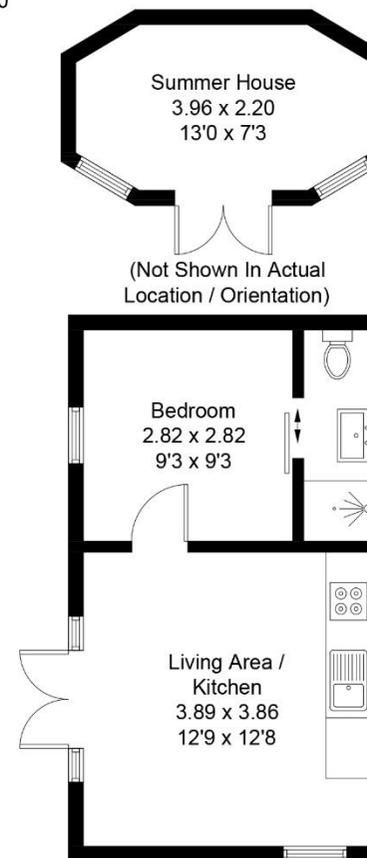
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Annex**  
(Not Shown In Actual Location / Orientation)

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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