



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



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

# 22 Cakeham Way, West Wittering PO20 8EQ

Guide Price £480,000

Situated within a popular cul-de-sac in the highly desirable coastal village of West Wittering, this well presented 3 bedroom semi-detached home has been improved by the current owner and now offers flexible, modern living arranged over two floors. The property combines versatile accommodation with well considered open plan living spaces, making it ideal for a range of buyers including families, downsizers, or those seeking multi-generational options.

The accommodation is arranged around a welcoming entrance hall, which leads into a front facing sitting room providing a comfortable reception space. From here, stairs rise to the first floor. To the rear of the property, the recently re-fitted kitchen offers a stylish range of sandstone wall and base units, complemented by integrated appliances including a double oven and induction hob with extractor hood over. There are also spaces for a fridge freezer and dishwasher, with the current homeowner willing to include the existing appliances within the sale if required. This space flows seamlessly into a generous reception area, comfortably accommodating both dining and seating zones, creating an ideal environment for everyday living and entertaining. French doors open directly onto the rear garden, enhancing natural light and providing an excellent connection between indoor and outdoor spaces.

A door from the kitchen leads into a useful utility room providing space for both a washing machine and tumble dryer, together with additional wall mounted storage. Beyond this is a versatile ground floor bedroom served by its own shower room, making it ideal for guests, dependent relatives, teenagers seeking independence, or those requiring single storey accommodation.



In addition, there is a further ground floor reception room offering excellent flexibility. Depending on individual requirements, this space could function as a home office, study, occasional bedroom, playroom or hobby room.

To the first floor are two well proportioned bedrooms. The principal bedroom benefits from a range of fitted furniture, maximising storage and making excellent use of the available space. These rooms are served by a well presented family bathroom which has been attractively refreshed in recent times. Further benefits include gas fired central heating via a modern boiler, replaced in 2025, together with double glazing throughout.

Outside, the property enjoys off-road parking for approximately two vehicles to the front. The rear garden has been designed with ease of maintenance in mind and enjoys a south easterly aspect, creating an ideal setting for outdoor relaxation. A covered decked seating area provides a sheltered space for entertaining or enjoying the garden throughout much of the year.

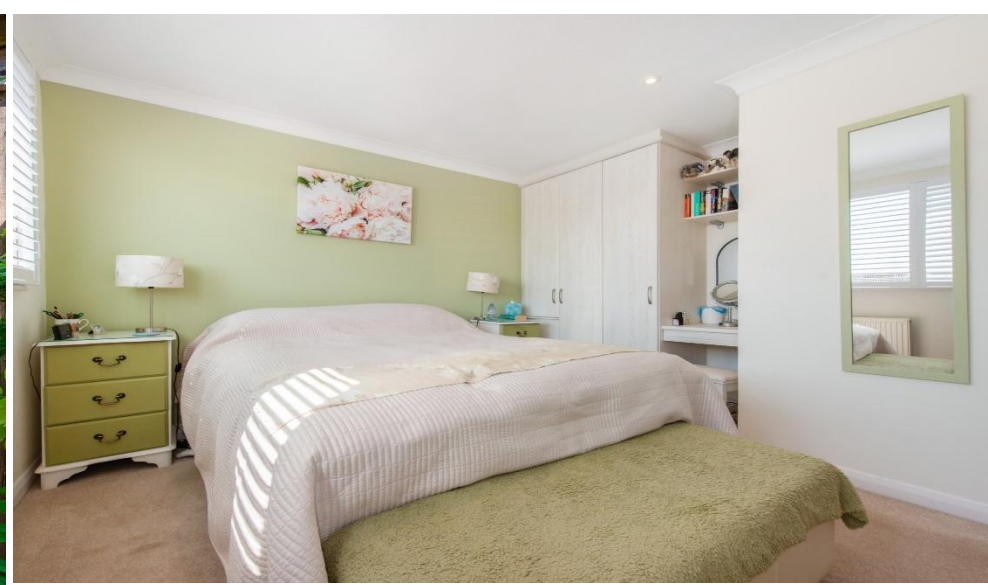
#### LOCATION

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

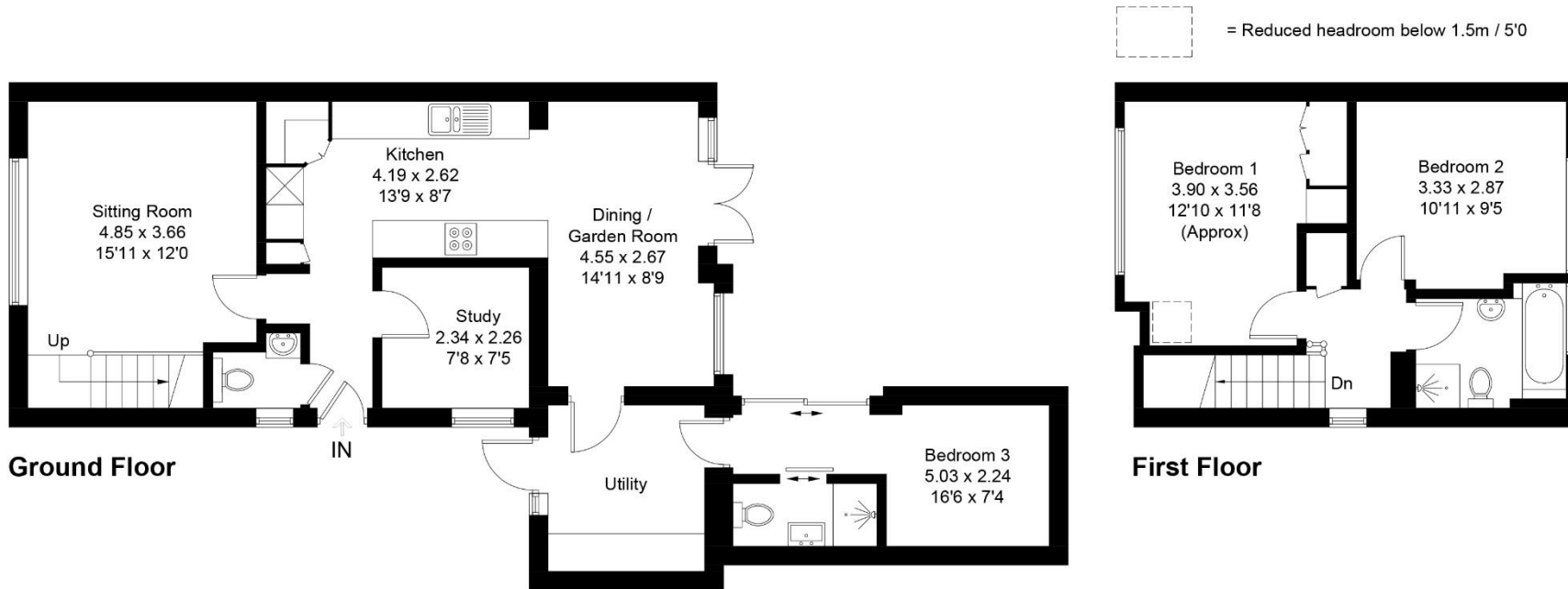
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.





Produced for Astons of Sussex  
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Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft



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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