



Astons
of Sussex
Residential Sales & Lettings



22 Solent Road, East Wittering, PO20 8DJ

22 Solent Road, East Wittering Chichester, PO20 8DJ

Guide Price £395,000

Occupying a highly desirable cul-de-sac position within easy reach of East Wittering village centre and its excellent range of shops and amenities, this extended 2/3 bedroom semi-detached bungalow presents an exciting opportunity for buyers looking to create a home tailored to their own tastes.

Requiring modernisation throughout, the property offers well-proportioned accommodation, a south-facing garden and off-road parking, making it an appealing prospect in one of the area's most sought-after residential locations.

The accommodation is arranged around a practical layout, with two bedrooms positioned at the front of the property. The principal bedroom is a comfortable double with fitted wardrobes, while the second is a good-sized single, ideal as a guest room, child's bedroom or hobby space.

To the rear, the sitting room forms the heart of the home. This spacious reception room enjoys a pleasant outlook over the south-facing garden, with sliding patio doors allowing plenty of natural light and providing a seamless connection to the outside space during the warmer months.

From here, doors lead through to both the kitchen and a versatile third bedroom or study, offering flexibility for those working from home or requiring occasional guest accommodation.

The kitchen is fitted with a matching range of wall and base level units and provides access to a covered external lobby, which in turn leads to the garage, creating useful additional storage and practical day-to-day convenience.



Outside, the enclosed rear garden enjoys a sought-after southerly aspect and is predominantly laid to lawn with planted borders adding colour and interest. A pedestrian door provides direct access to the garage, while the driveway to the front offers off-road parking for approximately two to three vehicles.

East Wittering remains one of the most popular villages along this stretch of coastline, offering a thriving selection of independent shops, cafés, restaurants and everyday conveniences, together with a primary school and healthcare facilities. The renowned sandy beaches of West Wittering are just a short distance away, while Chichester, approximately seven miles away, provides a wider range of shopping, dining and cultural attractions, making this an excellent opportunity to secure a home in an enviable coastal setting.

- Tenure:** Freehold
- Local Authority:** Chichester District Council
- Council Tax:** Band D £2,469.68
- EPC:** D
- Services:** Mains water, gas, electricity & drainage.
- Heating Type:** Gas heating to radiators.
- Conservation Area:** No
- Parking:** Driveway & Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Produced for Astons of Sussex

22, Solent Road, PO208DJ

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
(Including Garage)



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



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