



Astons
of Sussex
Residential Sales & Lettings



6 Solent Road, East Wittering, PO20 8DJ

6 Solent Road, East Wittering PO20 8DJ

Guide Price £375,000

Situated in the sought-after coastal village of East Wittering, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living with excellent potential to enlarge, subject to the necessary planning consents. Conveniently located within easy walking distance of the village shops, local amenities and the beach, the property is ideally suited as a permanent residence, weekend retreat or investment opportunity.

The accommodation is arranged around a welcoming entrance hall and is presented in good decorative order throughout, allowing a purchaser to move straight in and enjoy the home from day one. The bright, south-facing sitting room provides an attractive living space, filled with natural light and offering ample room for both comfortable seating and a dining table, making it ideal for everyday living as well as entertaining. A door leads through to the fitted kitchen, which is equipped with a matching range of wall and base units complemented by work surfaces over. There is an integrated oven and hob, together with space and plumbing for both a washing machine and a slimline dishwasher. A useful built-in storage cupboard provides valuable additional space for household essentials and pantry items.

The property offers two well-proportioned bedrooms, providing flexibility for couples, small families or those seeking a guest room or home office. The bathroom is well-appointed and benefits from a useful built-in storage cupboard, ideal for keeping toiletries and linen neatly organised.



One of the property’s standout features is the excellent scope for future extension. There is potential to extend to the side and convert the loft space, subject to the relevant planning permissions and building regulations, allowing buyers to adapt the home to suit their changing needs over time.

Externally, the front of the property provides generous off-road parking for several vehicles. To the rear, the fully enclosed garden is mainly laid to lawn with attractive planted borders, creating a private outdoor space that is easy to maintain while offering plenty of room for relaxing, gardening or outdoor dining.

East Wittering remains one of the South Coast’s most desirable villages, renowned for its welcoming community, independent shops, cafés and beautiful coastline. With the stunning beaches of both East and nearby West Wittering within easy reach, together with local schools and excellent everyday amenities, this is a wonderful opportunity to enjoy a relaxed coastal lifestyle in a highly sought-after location.

Tenure Freehold | **Council Tax** Band D | **EPC** D

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

What3words hill.comply.cheater

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.

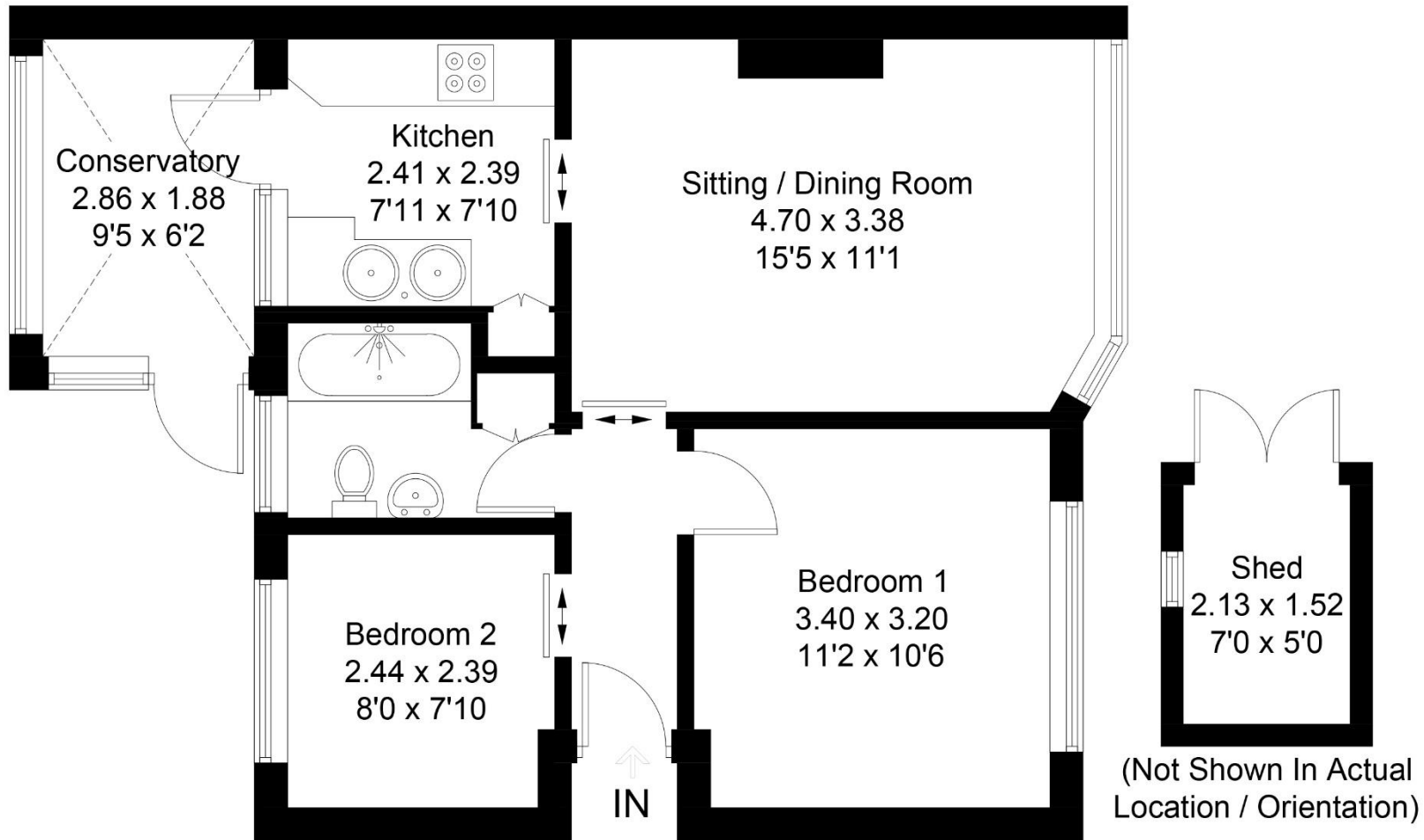
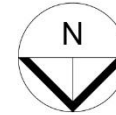


6, Solent Road, PO20 8DJ

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft

Shed = 3.2 sq m / 34 sq ft

Total = 57.1 sq m / 614 sq ft



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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991