





## 21 Cambridge Avenue

A charming two-bedroom semi-detached bungalow, located on the desirable Sea Estate with no onward chain.



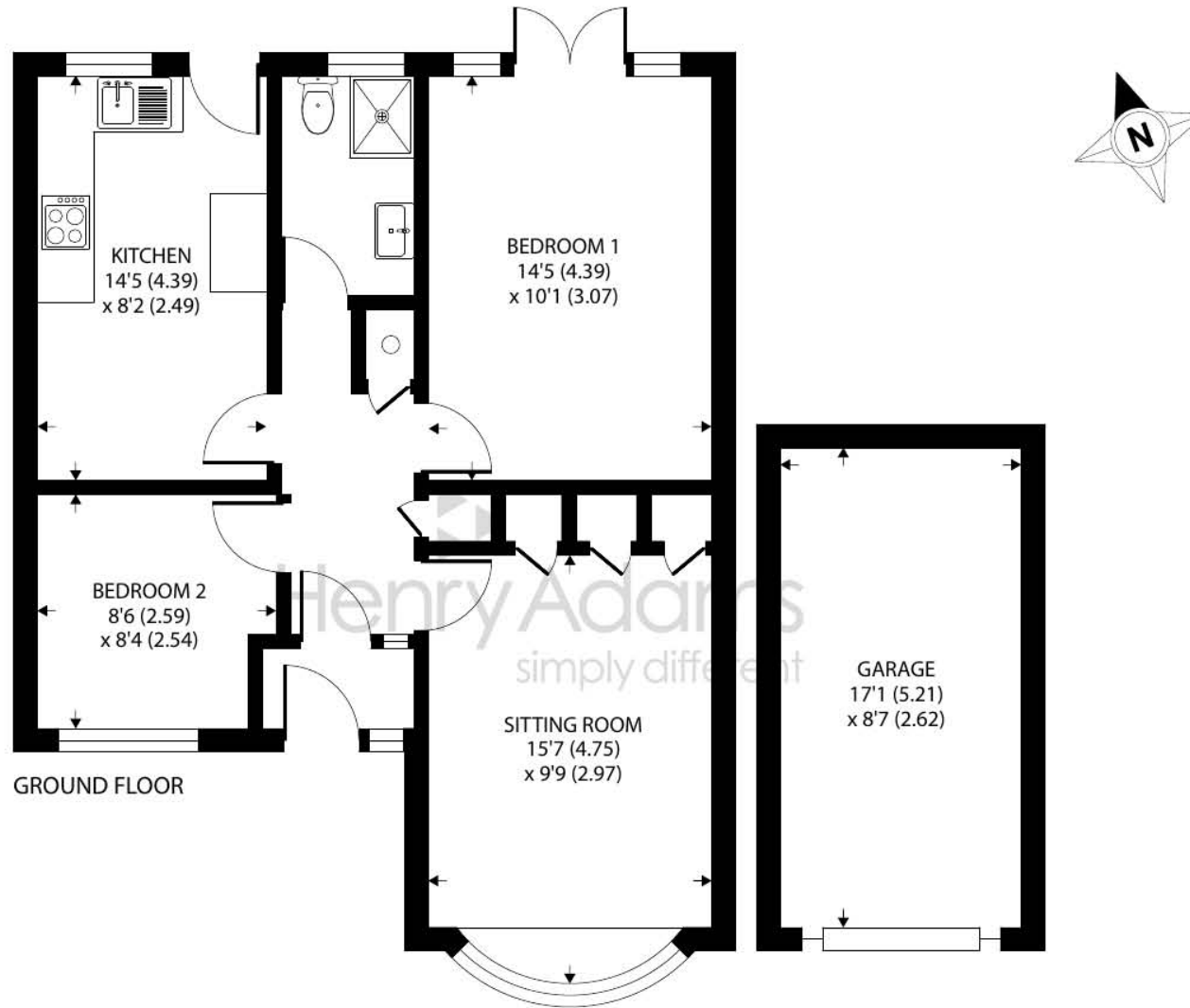
- ▶ South facing garden
- ▶ Potential for modernisation
- ▶ Close to East Wittering village
- ▶ Garage and parking
- ▶ Walking distance to the beach
- ▶ End of chain

Situated on a highly desirable street in the sought-after Sea Estate, this charming two-bedroom semi-detached bungalow is a perfect opportunity. With a well-proportioned kitchen diner, comfortable sitting room, practical wet room, delightful south-facing garden, garage, and off-street parking, this property offers a comfortable and convenient lifestyle. The bungalow has potential for modernisation, presenting a unique opportunity for buyers to create a bespoke living space that perfectly suits their tastes and preferences or someone who just wants to move straight in.

The prime location of 21 Cambridge Avenue offers easy access to the beach and the bustling East Wittering Village, complete with all the necessary amenities. Residents of the Sea Estate enjoy a peaceful lifestyle with a friendly community atmosphere, perfect for families, retirees, and second homeowners.

The property is offered with no forward chain, making it an attractive proposition for buyers seeking to purchase their next home. This is a great opportunity to acquire a property in one of the most sought-after locations on the West Sussex coastline.





## 21 Cambridge Avenue, West Wittering, Chichester

Approximate Area = 641 sq ft / 59.5 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 976660

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Located in the desirable coastal village of West Wittering, some 7 miles south-west of Chichester and voted amongst the top 10 coastal locations in the Sunday Times. The village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and there is an infant/junior school, cricket and football clubs and several small shops. Further facilities, located at East Wittering village, include: doctors surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

## Directions

From East Wittering village, turn left onto Northern Crescent then right onto Russell Road, in 280 Yards turn right on Cambridge Avenue and the property will be situated on the right hand side.

