





## Kendal, West Wittering

A lovely two bedroom terraced cottage situated in the heart of West Wittering just moments from the beach.



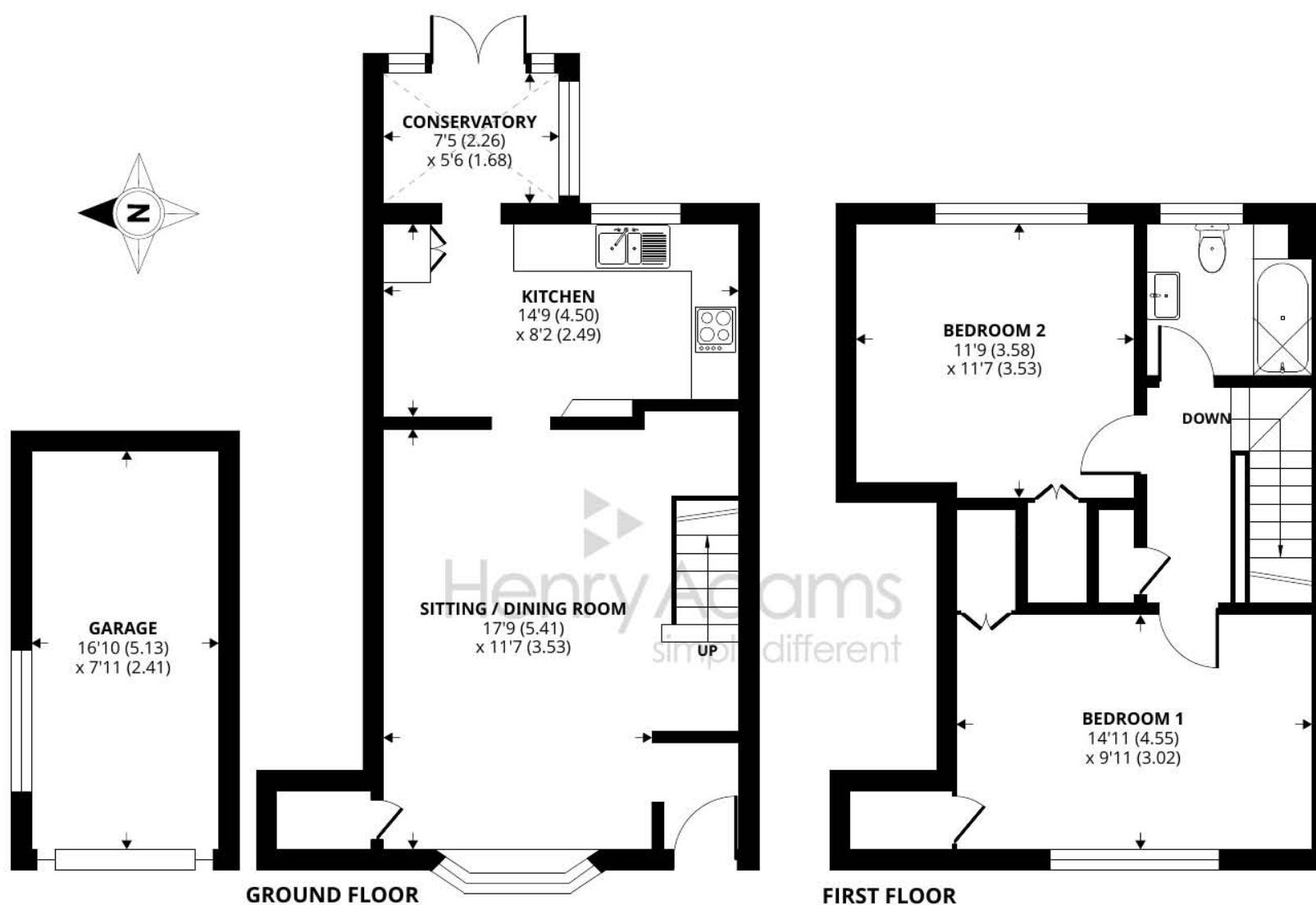
- ▶ Centre of West Wittering
- ▶ Garage and private parking
- ▶ Two double bedrooms
- ▶ Moments from the beach
- ▶ Conservatory
- ▶ Courtyard front and rear garden

This pristine terraced cottage presents a unique opportunity to acquire a freehold property situated in the heart of West Wittering village. Offering convenient proximity to village amenities and the renowned 'Blue Flag' beach at East Head and stunning coastal walks along Chichester Harbour. This residence is equally suited as a primary residence, weekend getaway, or investment prospect.

Encompassing 914 sqft, its notable attributes comprise two generously sized double bedrooms, both equipped with wardrobes, a recently updated family bathroom, spacious reception room, and a sunlit, double-glazed conservatory. The contemporary kitchen boasts an integrated oven and hob, with ample space for a washing machine and a breakfast table. The entrance lobby and a loft space, potentially convertible with the requisite permissions, round out the offerings. EPC-C rating.

Outside, you will find attractive courtyard gardens to the front and rear of the property. The rear garden offers an attractive and private space with a south-easterly orientation. Beyond the garden lies the residents' parking area and garage block. Positioned on the leftmost side of the block, the garage can be identified by its white door.





Approximate Area = 914 sq ft / 84.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



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

Walled Garden Cottages is a select terrace of just four properties, located within the conservation area at the very heart of the famous and highly desirable coastal village of West Wittering which, in turn, is located some 7 miles to the south west of the City of Chichester. The village benefits from having an infants and junior school, church, cricket and football clubs and small range of local shops and pubs. There is also a regular bus service to Chichester which offers a fully comprehensive range of shops and leisure facilities, cinemas, trendy restaurants, the Festival Theatre, and a main line train station to London Victoria.

## Directions

From our office in East Wittering, proceed in a westerly direction along Cakeham Road towards West Wittering village. Upon entering the village follow the road as it bends to the left and the right. Pass the public house on the right-hand side and follow the road as it changes to Rookwood Road. Walled Garden Cottages will be found on the right-hand side, a short distance past the turning into Elms Lane.

