



2 Watersedge Gardens

A lovely bungalow situated in a quiet cul-de-sac just a stone's throw away from the beach.



- ▶ South and West facing courtyard garden
- ▶ Moments from the beach
- ▶ Off street parking & Garage
- ▶ Quiet cul-de-sac
- ▶ Walking distance from East Wittering village
- ▶ Conservatory

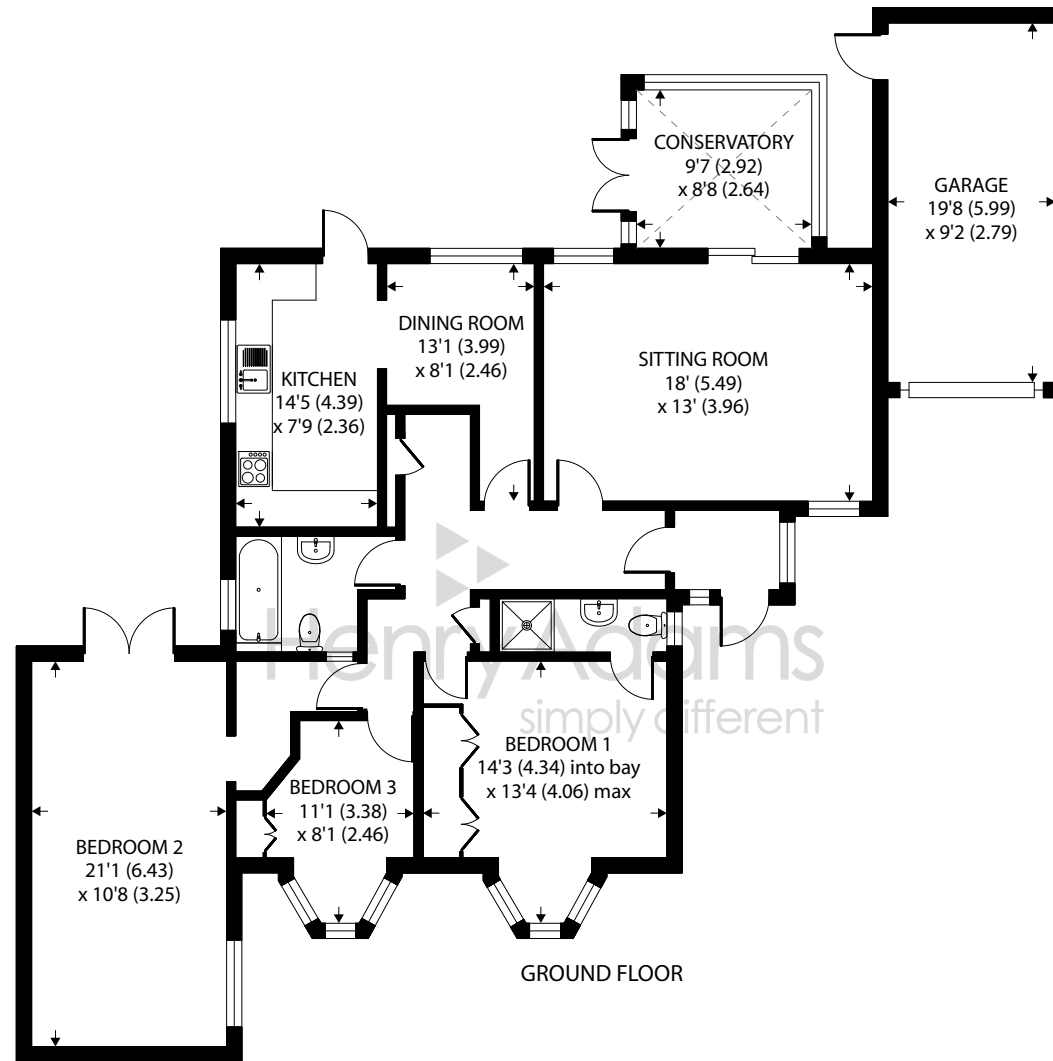
2 Watersedge Gardens is a delightful 3-bedroom, 2-bathroom bungalow situated within a serene cul-de-sac, just a stone's throw from the beach, East Wittering village and nearby amenities.

As you enter to your right, you will find a welcoming double aspect living area equipped with a gas fireplace, adjacent is the conservatory which is filled with sunlight from its south and west facing orientation inviting the outdoors in throughout the seasons. The practical kitchen/dining room area creates ample space for family gatherings and everyday living. Furthermore, you will find three generous bedrooms with the principle bedroom having the benefits from a jack and Jill style ensuite and direct access to the garden.

Outside you will discover an easily maintainable courtyard garden that enjoys the best of both worlds with its south and west-facing aspects, providing a pleasant space for relaxation or outdoor dining.

Practicality this property also features a private driveway with ample parking. The added convenience of a garage which completes the property, offers additional storage or workspace.





2 Watersedge Gardens, Chichester

Approximate Area = 1292 sq ft / 120 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). © n|checon 2023. Produced for Henry Adams. REF: 1048085

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.

To arrange a viewing call **01243 672721** View details online at henryadams.co.uk

Residential / Commercial / Rural / Development / Auctions

Location

Within the Parish of West Wittering, the property is a short walk to the coastal Village of East Wittering, 7 miles to the south-west of Chichester. The beach at West Wittering enjoys views across the Solent towards the Isle of Wight and is popular with windsurfers. The village offers a range of local facilities including: infants/ junior school, GP surgery, chemist, dentist, library, 2 mini supermarkets, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester with its full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Direction

From East Wittering village head south towards the beach, in 320 yards turn right onto Watersedge Gardens, the property is situated within the left hand corner of the cul-du, sac.

