



3 Malthouse Cottages

A 2 bedroom semi-detached property situated in the heart of West Wittering village.



- ▶ No Forward Chain
- ▶ Conservatory
- ▶ Well Established Garden
- ▶ Views over Open Fields
- ▶ Spacious Sitting / Family Room
- ▶ 2 Double Bedrooms
- ▶ Close Proximity to West Wittering Beach

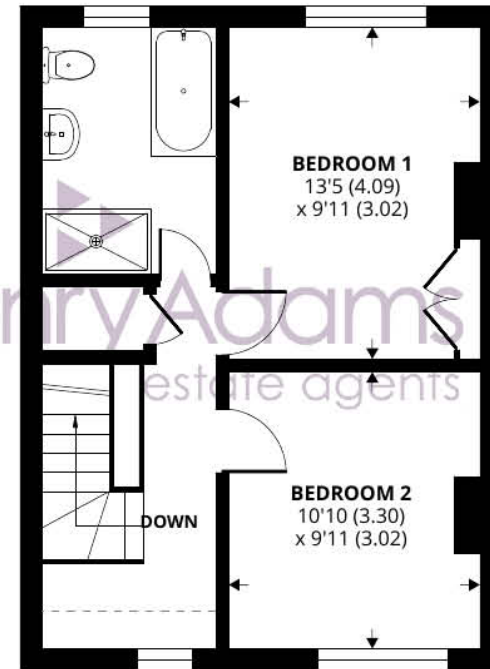
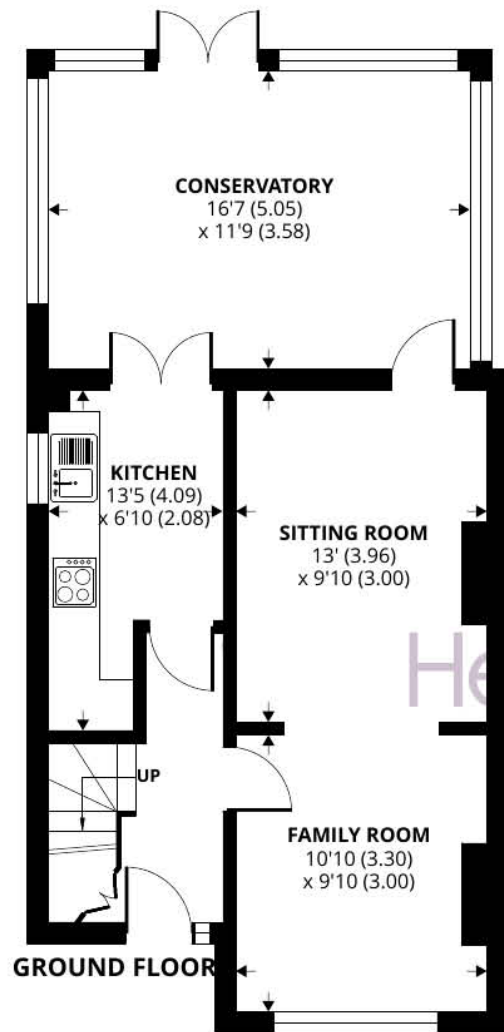
This 2 bedroom semi-detached property presents a unique opportunity to acquire a freehold residence situated in the heart of West Wittering village. Offering convenient proximity to village amenities and the renowned 'Blue Flag' beach at East Head, stunning coastal walks along Chichester Harbour and the Salterns Way cycle path. Encompassing over 1000 sqft, this property is equally suited as a primary residence, weekend getaway, or investment prospect.

Upon entry, a well maintained front garden leads to the front door. Inside, to the right, a family room and spacious sitting room, provide comfortable living areas, with the sitting room featuring a charming fireplace with feature wood burner for cozy evenings. A galley-style kitchen with ample storage flows seamlessly into a sunlit conservatory, currently serving as a dining space, offering serene garden views.

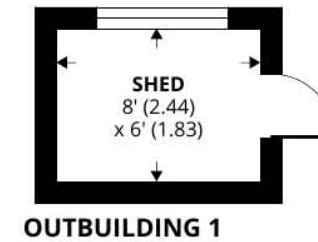
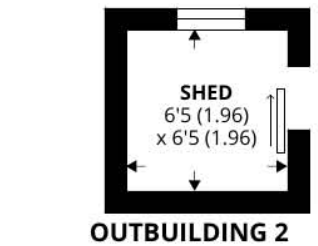
Ascending the stairs, two generously sized double bedrooms can be found on the first floor. The principal bedroom, enhanced by built-in wardrobes, overlooks the garden. Completing the upstairs layout is a family bathroom equipped with a separate shower and bath, ensuring convenience.

Outside, the private garden features well-established borders and a predominantly lawn area, complemented by a charming patio adjacent to the conservatory, providing an ideal setting for outdoor relaxation and entertainment.





Denotes restricted head height



Approximate Area = 1004 sq ft / 93.2 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 1104 sq ft / 102.4 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

The village of West Wittering 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, sailing, tennis, 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 East Wittering Village, proceed West along Cakeham Road joining Rookwood Road, proceed for just under 2 miles, turn right into Malthouse Cottages and number 3 can be found at the top of the road.

Council Tax - Chichester District Council- C 2024/25 £1,981.27

