



## 5 The Wad

A three bedroom detached bungalow situated in the sought after private estate of 'The Wad' in the heart of West Wittering Village.



- ▶ **Sought After Location**
- ▶ **Generous Plot**
- ▶ **Three Bedrooms**
- ▶ **Garage and Driveway for Multiple Vehicles**
- ▶ **Highly Desirable Private Road**
- ▶ **Planning Permission for Extension In Place**
- ▶ **Scope for Modernisation**
- ▶ **No Forward Chain**

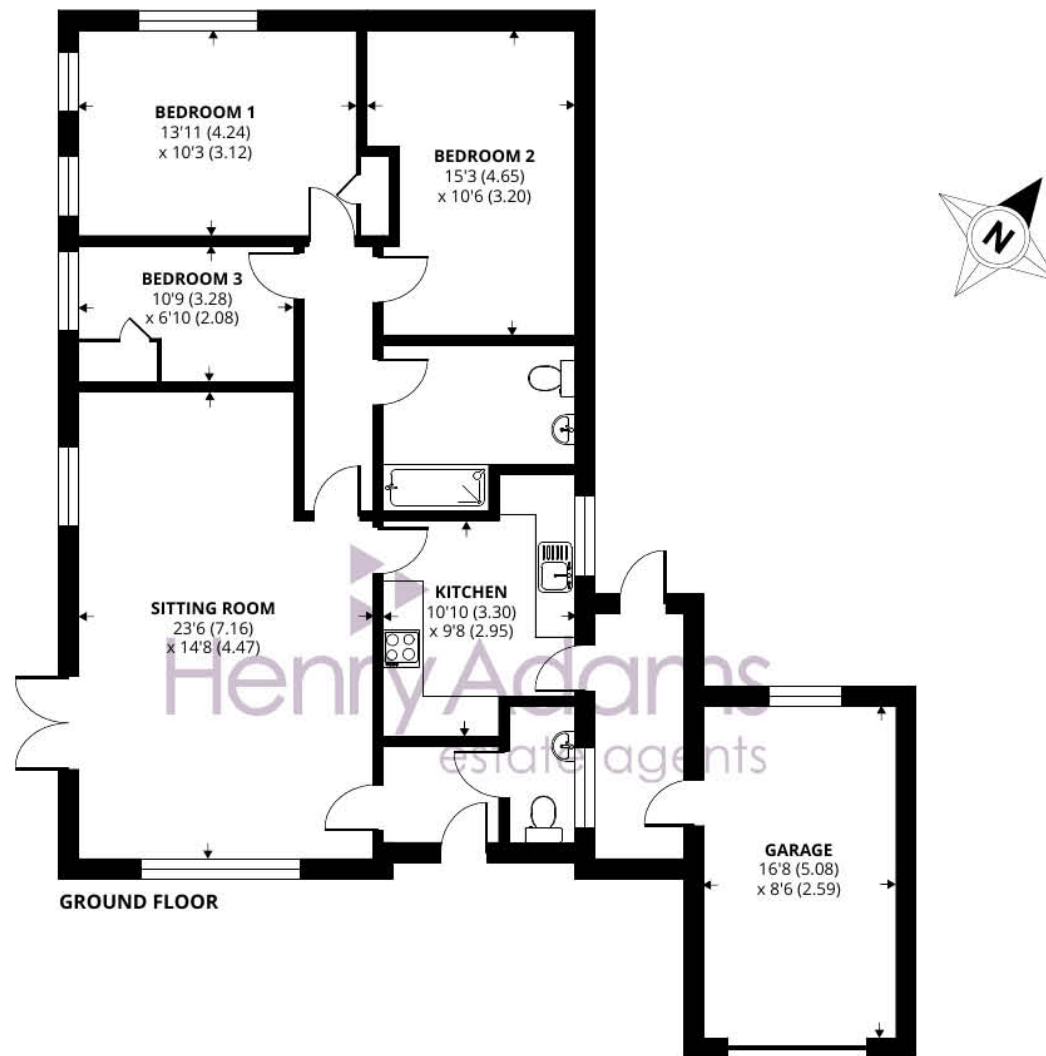
5 The Wad is situated in a sought-after private road in the heart of West Wittering. Positioned on a generous plot, it offers ample opportunities for extension and renovations, with plans approved for a single storey side extension, first floor extension over the existing garage and new roof to provide first floor accommodation.

Upon entry, you're greeted by a light and spacious sitting room with large windows that flood the space with natural light. French doors seamlessly connect to the side garden, providing access to both the front and rear gardens. Adjacent to the sitting room, the kitchen offers convenience and accessibility, with internal access to the garage, providing additional parking or storage solutions.

The property comprises three versatile bedrooms: a spacious principal bedroom, a second double bedroom, both with built-in wardrobes and views over the rear garden, and a single room suitable for use as a home office or hobbies room. A family bathroom serves these bedrooms, enhancing functionality and comfort.

Outside, the front garden features a tidy lawn complemented by a driveway, offering space for multiple vehicles. Moving to the rear, another lawn area, accompanied by a patio, provides an ideal setting for outdoor leisure activities. Surrounding the property, mature plants create a natural shield, offering privacy and a peaceful environment to be enjoyed.





## 5 The Wad, West Wittering

Approximate Area = 1100 sq ft / 102.1 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1130869

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

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

## Directions

From our office in Shore Road, proceed West out of East Wittering Village onto Cakeham Road, continue along this road for approximately 1.3 miles. Turn left into 'The Wad' and then take the first left, number 5 can be found on the left hand side.

