



## 9 Wessex Avenue, East Wittering

In Excess of £930,000



Henry Adams  
estate agents

# 9 Wessex Avenue

East Wittering, Chichester

Presenting this exquisite 4-bedroom chalet bungalow tucked away in the sought-after locale near East Wittering Beach. Featuring an open plan kitchen diner, ideal for both intimate family meals and entertaining guests. The property boasts two inviting reception rooms, providing versatile living spaces for relaxation and social gatherings. Convenience is key with the inclusion of a practical utility room, ensuring seamless household management.

The master bedroom features an en-suite bathroom for added privacy and luxury. Three additional bedrooms provide ample space for family members or guests.

Nestled in a prime location with easy access to the sandy shores of East Wittering Beach, this property presents a unique opportunity to embrace coastal living at its finest.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Open plan kitchen diner
- Two reception rooms
- Utility room
- Sought after location close to East Wittering Beach

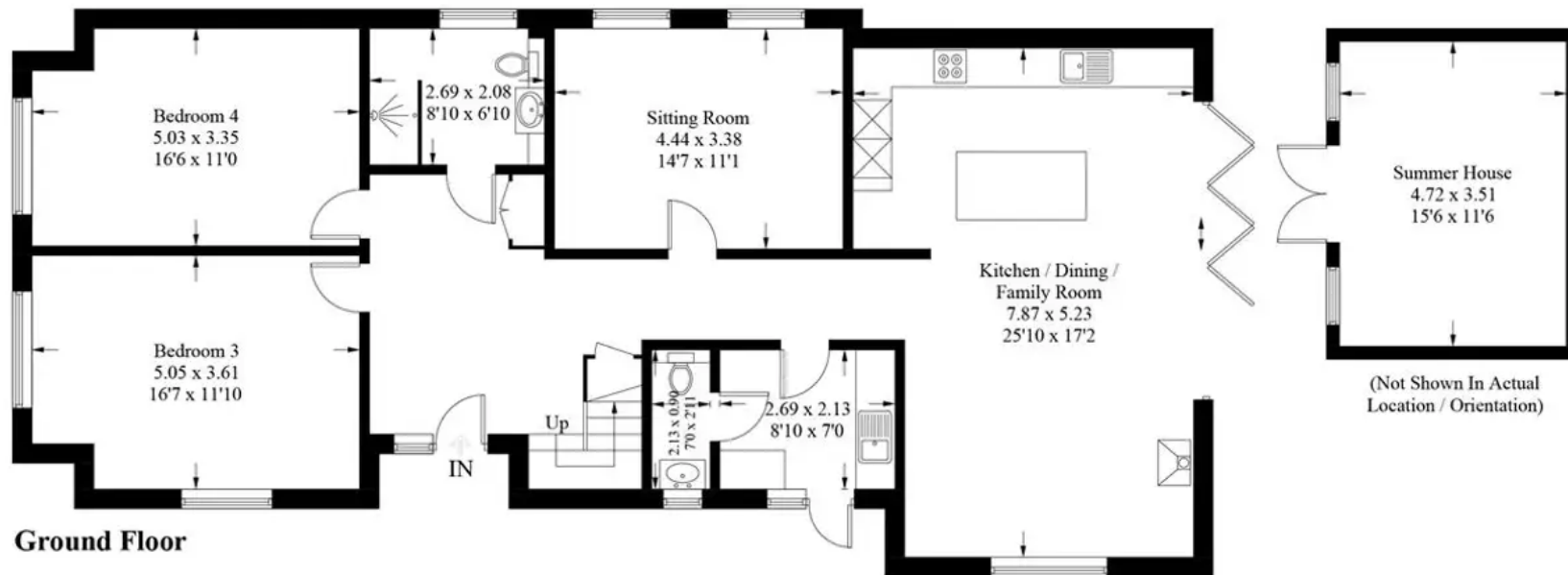
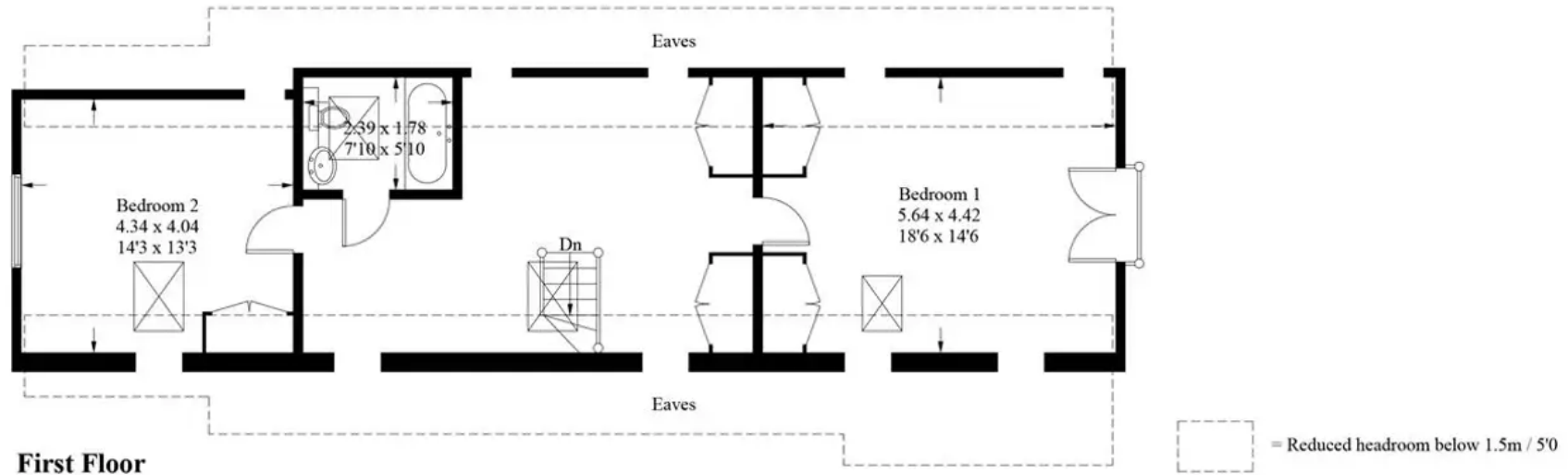






# Wessex Avenue, PO20 8NP

Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft  
Outbuilding = 16.4 sq m / 176 sq ft  
Total = 219.4 sq m / 2361 sq ft  
(Excluding Eaves)



These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing



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