



The Heathers, Elms Lane

A light and spacious detached bungalow, benefitting from a private south-westerly garden, a double garage and no forward chain.



- ▶ **Detached Bungalow**
- ▶ **Separate Dining Room**
- ▶ **Three Double Bedrooms**
- ▶ **Modern Fitted Bathrooms**
- ▶ **Double Garage and Driveway**
- ▶ **Spacious L Shape Sitting Room**
- ▶ **Conservatory**
- ▶ **En Suite to Principal Bedroom**
- ▶ **South-Westerly Rear Garden**
- ▶ **No Forward Chain**

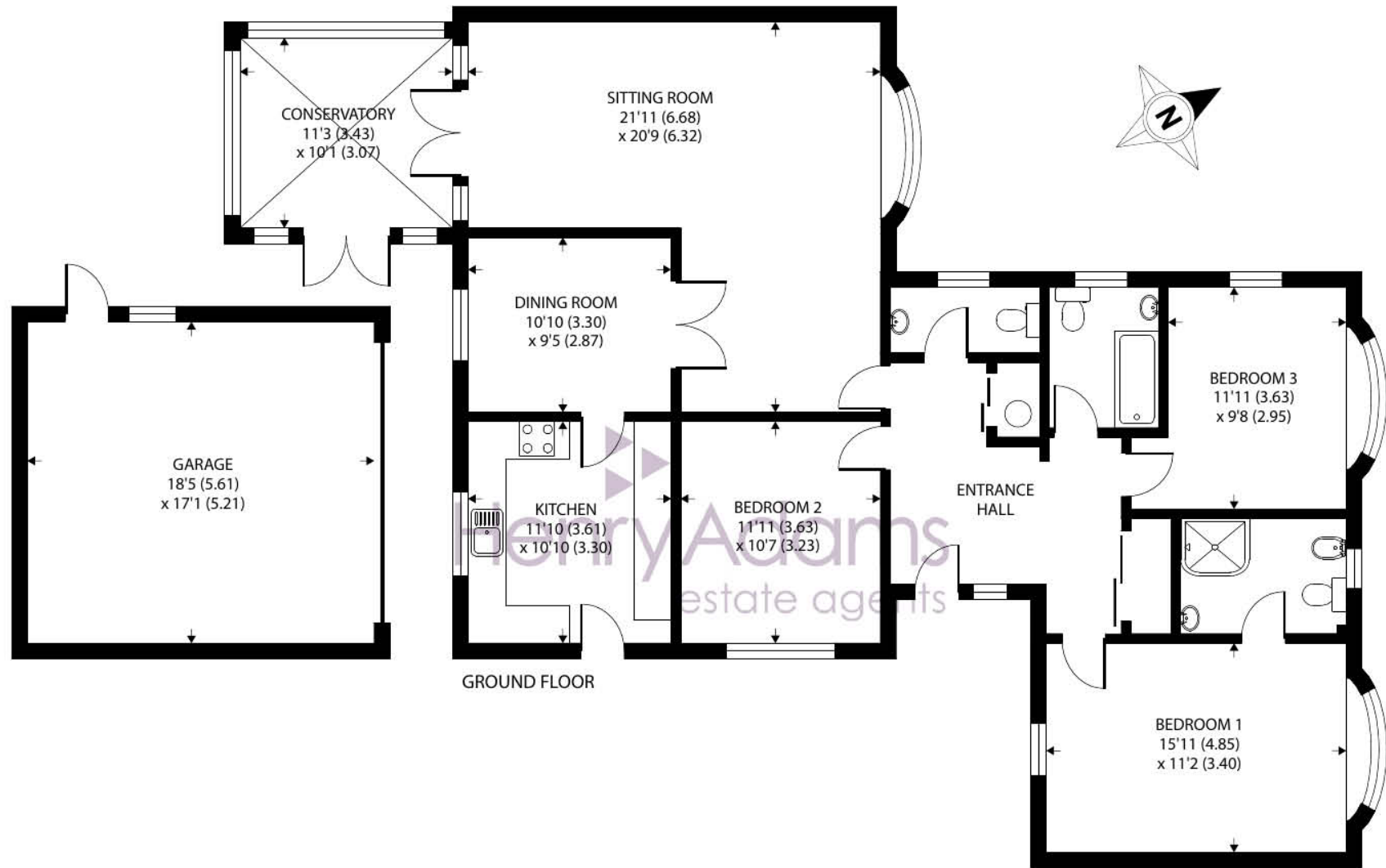
The Heathers is a light and spacious detached bungalow situated in the heart of the desirable West Wittering village, just a short distance from the renowned Blue Flag beach and sand dunes at East Head.

This well-designed bungalow spans 1,499 sq ft and offers generous accommodation throughout. Upon entering the property, you are welcomed by a spacious entrance hall, with bedrooms on one side and reception areas on the other. The hallway features a recently fitted cloakroom, a coats cupboard, and an airing cupboard, providing ample storage. From the hall, you are led to an L-shaped sitting room with a feature fireplace and French doors which open to the conservatory. A further set of double doors lead to a separate dining room. Adjacent to the dining room, the kitchen offers ample storage and the potential for modernisation.

On the opposite side of the hall, the principal bedroom benefits from a newly fitted en suite and a bay window overlooking the front garden. Two further generously sized double bedrooms are served by a modern family bathroom.

Outside, the private rear garden enjoys a south-westerly aspect and is primarily laid out to lawn, with shrub borders and a patio area. There is also access to the garage via a side door. To the front, the property boasts a large lawn and a spacious driveway leading to a detached double garage, providing ample parking for multiple vehicles.





Approximate Area = 1499 sq ft / 139.3 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 1816 sq ft / 168.7 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

Situated in the heart of the desirable village of West Wittering, some 7 miles south-west of Chichester. Voted amongst the top 10 coastal locations in the Sunday Times, the village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight, an infant/junior school, cricket and football clubs and some small shops. Further facilities, located at East Wittering village, include: doctor's surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. Goodwood Racecourse/Motor Circuit are some 3 miles beyond Chichester.

FAQ

Chichester District Council Tax Band G 2024/25 £3,714.89

Gas Fired Central Heating, Mains Water and Drainage

No Forward Chain

