



Old Farm House, 63 Shore Road, East Wittering - PO20 8DU

Guide Price £1,300,000 Freehold



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# Old Farm House, 63 Shore Road

East Wittering

A detached, characterful beachfront house, with a large rear garden and a rare, additional detached garden with direct gated access onto the beach. The property enjoys wide-reaching coastal views.

The Old Farmhouse has remained in the same family ownership for many years and occupies a particularly convenient position at the beach end of Shore Road, on the parish boundary with West Wittering, ideally placed for immediate beach access and the local shops and amenities of East Wittering village.

- Detached character beachfront house
- Direct gated access onto the beach
- In need of internal updating
- Four bedrooms, three with sea views
- Principal bedroom with dressing room and ensuite
- Sitting room, dining room and separate study
- Farmhouse-style kitchen and sunroom
- Multiple bathrooms and cloakroom
- Period features throughout







## ACCOMMODATION:

The well-proportioned accommodation is arranged over two floors and retains a wealth of period character, with several rooms enjoying sea-facing aspects. Original features include fireplaces, stripped pine doors and exposed wooden floors in some rooms.

The house is now in need of internal updating, offering an excellent opportunity to modernise and enhance while preserving its inherent charm. Three first-floor bedrooms benefit from sea views, with outlooks east across the bay toward Selsey and south toward the Eastern Solent and the Isle of Wight.

A spacious entrance hall leads to the principal reception rooms, including a sitting room, a dining room with beamed ceiling and part-panelled staircase, and a farmhouse-style kitchen with sunroom beyond. The ground floor also provides a triple-aspect study, cloakroom, a separate family bathroom with bath and shower, and an enclosed side porch.

On the first floor are four bedrooms, including a principal bedroom with walk-in dressing room and en-suite bathroom, together with three further double bedrooms, two with washbasins, and a separate WC.





## OUTSIDE:

Outside, there is a smaller front garden and a particularly large, mature rear garden, partly walled and mainly laid to lawn, with covered storage, a timber summer house and a detached brick-built garage with vehicular access from Longlands Road.

To the front of the house, beyond the public footpath and adjoining Bookers Green, is a separate detached garden with direct gated access onto the beach.





## LOCATION:

East Wittering is a highly regarded coastal village, prized for its relaxed seaside atmosphere and excellent day-to-day amenities. The village enjoys a wide, open beach which stretches westwards toward the renowned sandy shoreline of West Wittering, offering miles of coastal walks, swimming and water sports in an unspoilt setting.

The village itself has a vibrant and friendly community and is well served by a varied range of local shops catering for everyday needs, together with a modern medical and dental surgery. There is a good choice of public houses, restaurants and cafés, giving East Wittering a lively feel throughout the year. The village is also home to three churches and benefits from both pre-school and primary education, making it particularly appealing to families and those seeking a well-balanced coastal lifestyle.

The historic cathedral city of Chichester lies approximately eight miles to the north and provides a comprehensive range of cultural, leisure and shopping facilities. These include an excellent selection of independent boutiques alongside well-known national retailers, a wide choice of restaurants and wine bars, and notable cultural attractions such as the Chichester Festival Theatre and the Pallant House Gallery.

**Tenure: Freehold | Services: All mains | Local Authority: Chichester District Council | Council Tax Band: Band F | Energy Rating: Band E what3words: ///tractor.kebabs.galloped**







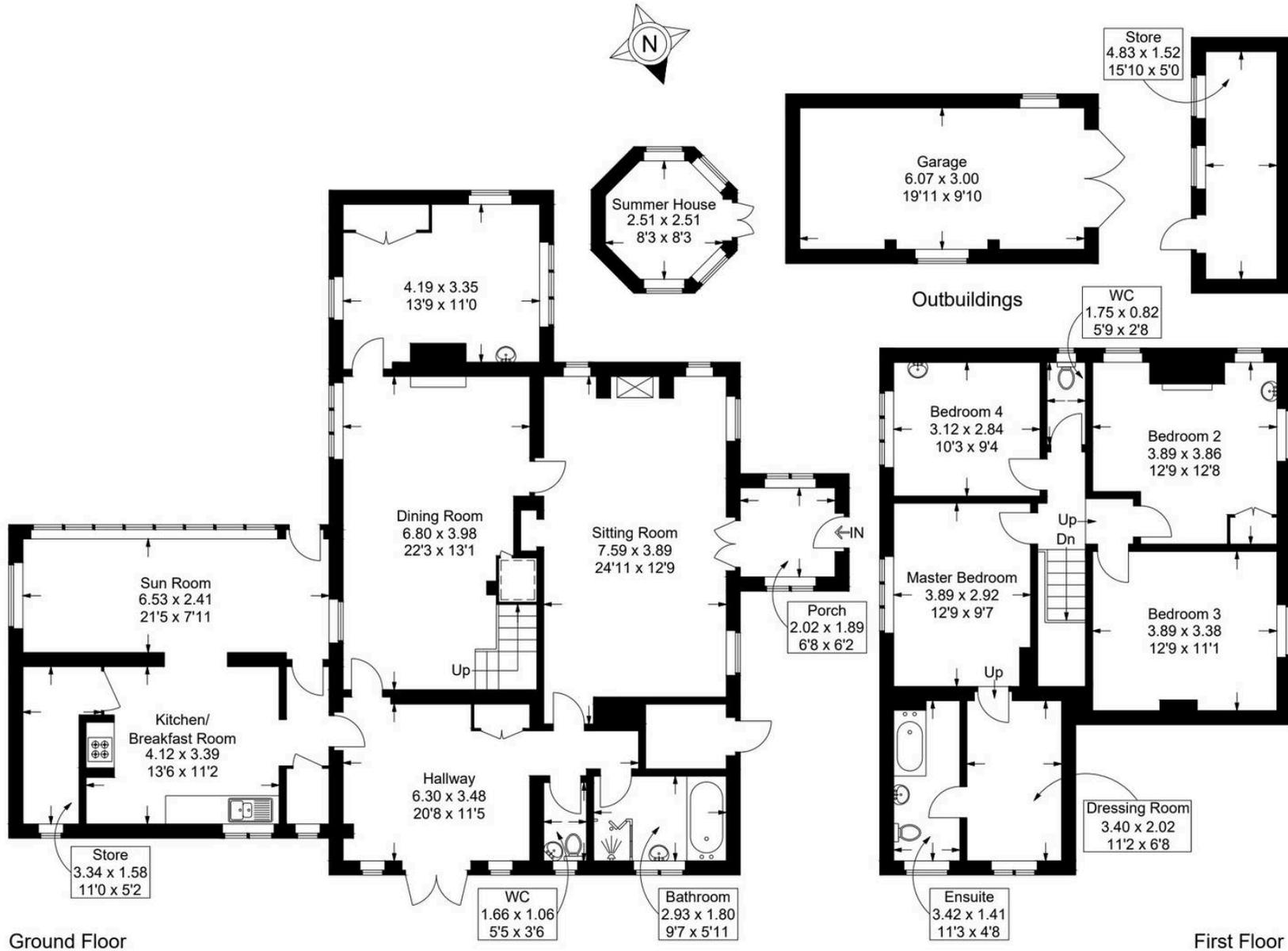
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# Old Farm House, 63 Shore Road, East Wittering, PO20 8DU

Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft

Outbuildings = 30.8 sq m / 331 sq ft

Total = 254.3 sq m / 2737 sq ft



[ ] = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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