





12 Ely Close

West Wittering, Chichester

A two-bedroom semi-detached bungalow close to East Wittering village centre and the beach.

Chichester Council Tax band: D - £2,449.66 2026/27

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom bungalow
- Sitting/dining room
- Modern kitchen
- Shower room
- Driveway & parking
- Sought-after location
- Close to east wittering village centre and the beach
- No forward chain

East Wittering is a sought-after coastal village located on the West Sussex shoreline, offering a relaxed seaside lifestyle with a strong sense of community. The village benefits from a range of local amenities including independent shops, cafés, restaurants, a doctor's surgery, and primary school, all within walking distance.

The village is well positioned for access to the surrounding area, with Chichester approximately 8 miles to the north providing a mainline railway station, historic city centre, and extensive cultural and shopping facilities. Excellent road links connect East Wittering to the A27, while nearby sailing clubs, nature reserves, and the South Downs National Park offer an abundance of leisure and outdoor pursuits.







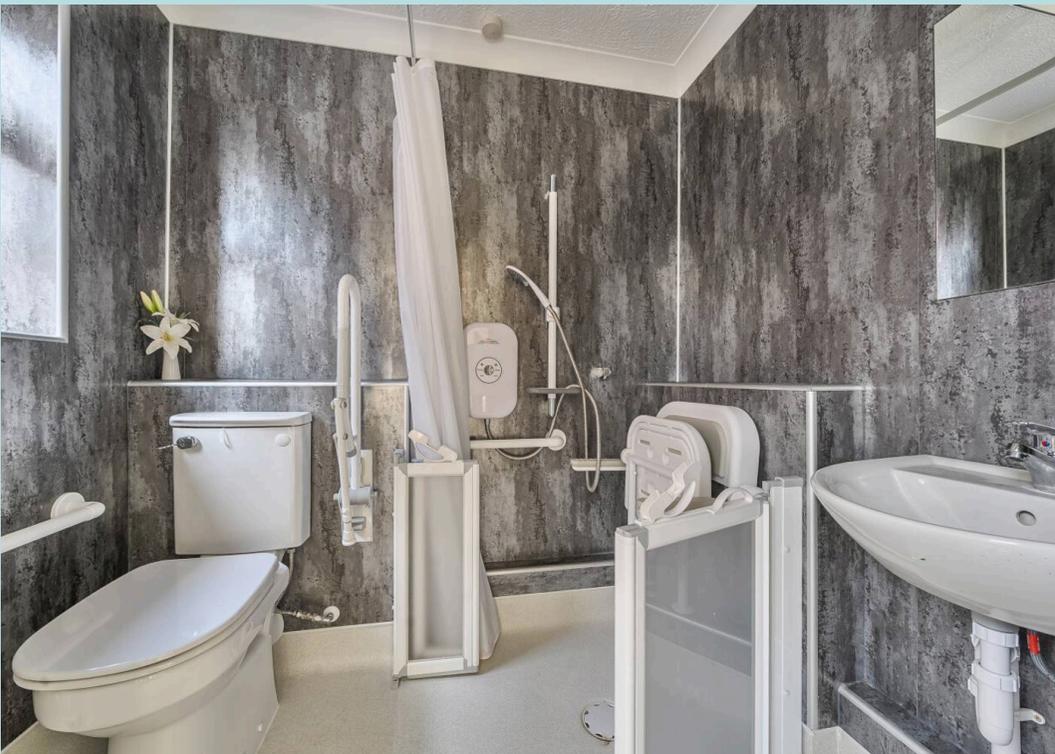
Approximate Area = 576 sq ft / 53.5 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 641 sq ft / 59.5 sq m

For identification only - Not to scale







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Situated on the sought-after Sea Estate, this well-proportioned bungalow offers a practical and comfortable layout. Upon entering, you are welcomed into a central hallway that provides access to all main rooms. To the rear, a bright and spacious sitting/dining room serves as the heart of the home, offering ample space for both relaxation and entertaining.

The modern kitchen is compact yet functional, fitted with essential appliances and positioned conveniently next to the living area. The property features two bedrooms; a generously sized main bedroom and a second bedroom that could also serve as a guest room, home office, or nursery.

A shower room is centrally located and includes a washbasin and WC. Additional storage space is accessible from the hallway, enhancing the home's practicality.

Externally, the property benefits from a detached shed, providing useful extra storage or potential for a workshop space. Overall, this home combines efficient use of space with a simple, versatile layout suitable for a range of buyers.

Offered chain free.



Henry Adams – East Wittering

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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.