



Tamarisk Walk

East Wittering



A five-bedroom beachfront bungalow with incredible sea views, versatile accommodation and a well-located setting on East Wittering beach.

The generously sized bungalow is perfectly placed for enjoying all of the coastal attractions of the South Coast, just steps from the gently shelving pebbles of the beach. The property has a spacious and flexible layout, with the reception rooms positioned for the best views of the sea.



2 RECEPTION ROOMS



5 BEDROOMS



3 SHOWER ROOMS



PARKING & GARDEN



GARAGE & SHEDS



FREEHOLD



BEACHFRONT



1,669 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Affording over 1600 sq ft of space over a single storey, the house is well suited to a variety of families and has the flexibility to use one or more of the five bedrooms as additional reception rooms, if desired. The interiors, though somewhat dated, are well maintained and offer fantastic potential for modernisation; the house has been extended to the side and rear in the past, and there is scope for further development (subject to permissions). At the front of the house, the kitchen, dining room and sitting room are all open plan with stunning sea views. The principal bedroom at the back of the house has an adjoining utility room and shower room, and there are four further double bedrooms and two shower rooms.



Outside

The highlight of the house is the beachside terrace, which offers direct access to the seaside promenade and the pebble beach beyond. Here there is space for garden furniture under a timber pergola. The main garden is on the opposite side of the house, where there is a good-size lawn, a further patio terrace and a collection of useful garden sheds. In front of the lawn there is a parking area with access to a generous garage and storage space.

Location

The property is situated directly on the beach in East Wittering and within easy reach of amenities and further beaches in both East and West Wittering. East Wittering has various shops, restaurants and cafés while West Wittering provides various everyday amenities, including a local pub, a café and a village hall.

The cathedral city of Chichester is within eight miles and offers superb shopping, leisure and cultural facilities, including the renowned Festival Theatre and Pallant House Gallery, in addition to a choice of supermarkets. Schooling in the area includes primary schools at West Wittering, East Wittering and Birdham, while secondary schooling is easily accessible in Chichester, including the Ofsted 'Outstanding' rated Bishop Luffa School. Transport links from the area are excellent, with the A27 connecting to the A3(M), plus mainline train services from Chichester to London Waterloo in 90 minutes.



Distances

- Chichester 8 miles
- Havant 16.7 miles
- Portsmouth 22 miles

Nearby Stations

- Chichester 7.1 miles

Key Locations

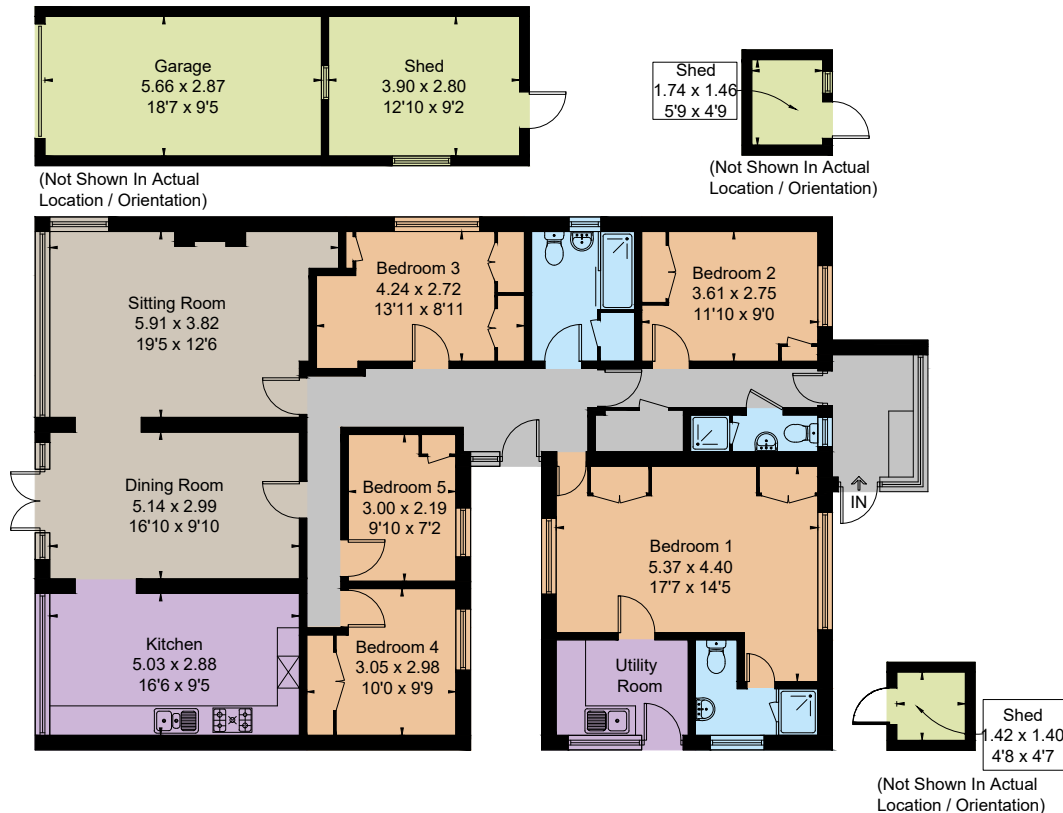
- West Wittering 2 miles
- Chichester Marina 5.6 miles
- Bognor Regis 14 miles

Nearby Schools

- East Wittering Primary School 0.3 miles
- Birdham Primary School 3.2 miles
- West Wittering Primary School 2.1 miles
- The Prebendal School 7.8 miles
- Bishop Luffa School 8.2 miles
- Westbourne House 9.7 miles



Approximate Floor Area = 155.1 sq m / 1669 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 171.2 sq m / 1842 sq ft (Excluding Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93893



Floorplans

Main House internal area 1,669 sq ft (155.1 sq m)
Garage internal area 173 sq ft (16.1 sq m)
 For identification purposes only.

Directions

PO20 8DQ

what3words: ///outgrown.bids.profiled

General

Tenure: Freehold

Local Authority: Chichester District Council

Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, gas, electricity and drainage.

Council Tax: Band F

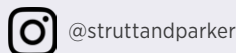
EPC Rating: C

Chichester

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